



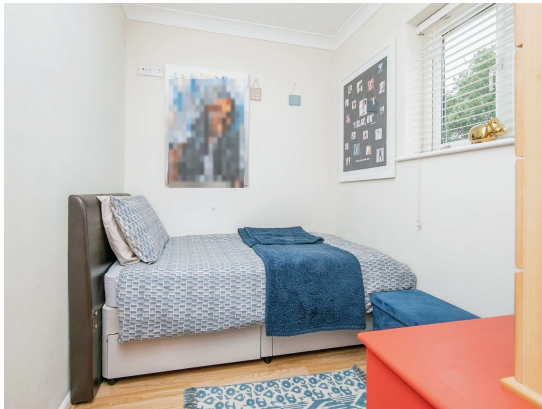
Bent Lane, Rushmere St. Andrew Ipswich IP4 5RF



welcome to

Bent Lane, Rushmere St. Andrew Ipswich

A three-bedroom, detached family home offering well thought out spacious accommodation in a sought-after village location. Occupying a good-sized plot, approaching a quarter of an acre. Benefitting from an impressive South East facing garden and off-street parking.



Entrance Porch

Double glazed door to front with complementing side panels, coat hanging area and further door to hallway.

Hallway

Double glazed window to front aspect, door to walk in storage cupboard. Stairs rising to first floor.

Living Room

Double glazed French doors to rear overlooking and leading to garden, impressive space with room for a variety of furniture configurations. Radiator.

Kitchen

Dual aspect room with double glazed windows to front and rear. Our vendors advise us that they have worked to future proof this space, adding the scope for electrical connections in the rear part of the room. The kitchen area has a range of floor and wall units with co-ordinated work surfaces, appliance space, sink drainer unit integrated and cupboard housing wall mounted boiler.

Dining Room

Double glazed doors and matching side panels overlooking and leading to garden. Doors to kitchen, study and shower room. The configuration of the accommodation does give potential scope for an annex, using the dining room, study and shower room subject to the relevant consents.

Study

Accessed by frosted glass doors from the dining room, the study has a double-glazed window to front aspect, ample desk space and the advantage, as with other rooms in the property, of having hard wired CAT 5 Internet cabling, ideal for home working, gaming and streaming.

Shower Room

Double glazed window to front aspect. Three-piece suite comprising of a shower cubicle, low level WC, pedestal wash hand basin. Fully tiled to floor and walls. Ladder style towel radiator.

Landing

The first-floor landing has a double-glazed window to front and access to all bedrooms, as well as the family bathroom.

Bedroom One

Double glazed window to rear overlooking the wonderful garden. Built in two door wardrobe and further built in wardrobes that run the length of one side of the room, with sliding mirrored doors and shelving and hanging space.

Bedroom Two

Double glazed windows to rear aspect with garden views, recess ideal for a desk for an additional home working option or gaming. Built in double door wardrobe providing hanging and shelving space.

Bedroom Three

L-shaped room with double glazed window to front aspect,

Bathroom

Fitted with a three-piece suite comprising of roll top bath with claw and ball feet, low level WC, wash hand basin and separate shower cubicle. There is tiling to the walls and floor and ladder style towel radiators.

Outside Front

Outside Front - Driveway for off road parking, with additional shingle area to side providing potential off-road parking for multiple vehicles.

Outside Rear

The stunning mature garden has established plants, shrubs and trees. The garden is divided into various sections, with separate patio areas giving options and imposing lawned areas. There is a vegetable garden and ideal space for children to play.

As part of the sale, an overage has been placed on the garden to cover if an additional property is constructed.

Agents Note

There is a potential overage clause, in relation to future additional building development, further details available from William H Brown East Ipswich.



view this property online williamhbrown.co.uk/Property/IPW103392



welcome to

Bent Lane, Rushmere St. Andrew Ipswich

- Desirable East of Ipswich Location
- Sought After Village of Rushmere St Andrew
- Well Presented Detached Family Home
- Double Aspect Kitchen/ breakfast room
- Separate Dining Room & Home Office

Tenure: Freehold EPC Rating: C

offers in excess of

£575,000



view this property online williamhbrown.co.uk/Property/IPW103392

Please note the marker reflects the
postcode not the actual property



Property Ref:
IPW103392 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk