



**Rushmere Road, Ipswich IP4 4LQ**



***welcome to***

**Rushmere Road, Ipswich**

A four bedroom detached family home located in the East of Ipswich This property features four bedrooms, kitchen, dining room, utility room, lounge, downstairs cloakroom, conservatory, and a main bathroom and is catchment to excellent primary and secondary schools.



## **Entrance Door Into-**

### **Entrance Hall**

15' 3" x 5' 7" ( 4.65m x 1.70m )

Wood effect flooring and stairs to the right.

### **Lounge**

12' x 13' 9" ( 3.66m x 4.19m )

Wood effect flooring, double glazed bay fronted window, electric fireplace with mantel piece surround. Double doors to the rear leading into dining room. Under floor heating.

### **Dining Room**

19' 6" x 10' 6" ( 5.94m x 3.20m )

Wood effect flooring and double-glazed patio doors leading into the conservatory.

### **Conservatory**

9' 7" x 9' 5" ( 2.92m x 2.87m )

Double glazed surrounding with a double-glazed door to the rear garden.

### **Kitchen**

15' x 71' ( 4.57m x 21.64m )

A range of wooden eye and base-level units with marble effect work surfaces. Integrated electric oven, electric hob with extractor hood over. Fridge freezer and dishwasher. Two-piece sink with a double-glazed window above.

### **Utility Room**

5' 9" x 5' 9" ( 1.75m x 1.75m )

Wood-effect flooring. Space for washing machine, double-glazed window to the rear and a double-glazed door to the rear.

### **Cloakroom**

Wood effect flooring. Two-piece suite comprising of a low level WC and a low-level wash hand basin. Double-glazed window to the rear.

## **First Floor**

### **Landing**

Access to the loft.

### **Bedroom One**

12' x 14' ( 3.66m x 4.27m )

Built in wardrobes with spotlight features. Double glazed bay fronted windows.

### **Bedroom Two**

12' 3" x 10' 6" ( 3.73m x 3.20m )

Double glazed window to the rear. Free standing was hand basin.

### **Bedroom Three**

16' x 8' 3" ( 4.88m x 2.51m )

Double glazed window to the rear.

### **Bedroom Four**

8' x 9' 4" ( 2.44m x 2.84m )

Double glazed window to the front. Built-in wardrobes and a vanity wash hand basin.

### **Family Bathroom**

Three-piece suite comprising of low-level WC, low-level vanity wash hand basin with tiled splashbacks. Enclosed bathtub with overhead shower unit. Heated towel rail and a double-glazed window to the front,

### **Outside**

#### **Rear Garden**

Patio area and partly laid to lawn. Rear garden enclosed by brick wall and side panel fencing. Side access to the front.

#### **Front Garden**

Open plan and brick paved to allow off road parking for at least four cars, leading to integral garage. Gate access to rear garden.

### **Garage**

Up and over door with power and light. Door to side.



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## **Rushmere Road, Ipswich**

- Guide Price £410,000 - £425,000
- Four Bedrooms Detached House
- Downstairs Cloakroom
- Conservatory
- Utility Room

Tenure: Freehold EPC Rating: E

offers in excess of

**£395,000**



Please note the marker reflects the  
postcode not the actual property

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