

Rushmere Road, Ipswich IP4 4LH

## welcome to

## Rushmere Road, Ipswich

\*\*THREE BEDROOMS \*\*BAY FRONTED DETACHED HOUSE \*\*BATHROOM AND SEPARATE WC \*\*DOWNSTAIRS CLOAKROOM \*\*CONSERVATORY

\*\*PLEASANT SHELTERED GARDEN \*\*SEPARATE LIVING ROOM \*\*SEPARATE DINING ROOM \*\*OFF ROAD PARKING \*\*NORTH EAST IPSWICH \*\*EARLY

VIEWING STRONGLY ADVISED













#### **Entrance Hall**

The house is accessed via a part-glazed entrance door and matching side panels, which leads into a large hallway, with wooden stairs rising in an L-shaped to the first floor. There is also an under-stairs storage cupboard and central heating radiator.

#### Cloakroom

Two-piece ceramic suite, comprising low-level WC and wash hand-basin.

### **Living Room**

14' 6" x 13' 8" ( 4.42m x 4.17m )

Double-glazed bay window to front aspect, radiator and modern fire with marble surround, set within traditional-style large pine fire-surround mantelpiece.

#### **Dining Room**

12' 3" x 10' 3" ( 3.73m x 3.12m )

The room has space to seat eight diners, has doubleglazed sliding doors to the rear leading into the conservatory, and opening to the kitchen. It also benefits from views through the conservatory into the sheltered back garden.

#### Kitchen

15' 6" x 10' 3" narrowing to 5' 1" ( 4.72m x 3.12m narrowing to 1.55m )

Double- glazed window and door to rear aspect overlooking and leading to the garden, range of floor and wall units with co-ordinated work surfaces and inset sink unit, integrated oven.

## Conservatory

11' 9" x 11' 3" ( 3.58m x 3.43m )

Double-glazed windows to side and rear aspects, with double doors leading directly into the garden via a paved patio.

## **First Floor Landing**

Good sized landing with window to side aspect.

#### **Bedroom One**

14' 5" x 14' 1" ( 4.39m x 4.29m )

Double-glazed bay window to front aspect, radiator, built-in wardrobe.

#### **Bedroom Two**

12' 2" x 10' 6" ( 3.71m x 3.20m )

Double-glazed window to rear aspect, radiator, built-in wardrobes.

#### **Bedroom Three**

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

Double-glazed window to rear aspect, radiator.

#### **Bathroom**

Double-glazed window to front aspect, airing cupboard, and central heating radiator. Ceramic wash basin, bath with mixer taps, in addition to power shower over the bath.

#### **Separate Wc**

Ideal in a family home, the separate WC is situated off the landing,

#### **External Details**

To the front of the property, established gardens of mature trees and shrubs mix with a gravel driveway, providing off road parking for multiple vehicles.

To the rear of the house, a mature lawn is complemented by landscaped trees, giving a garden ideal for a family, or those just looking for a space to relax.





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## **Rushmere Road, Ipswich**

- Northeast Ipswich
- Bay Fronted Character Home
- Three Double Bedrooms
- Downstairs Cloakroom
- Bathroom & Separate WC

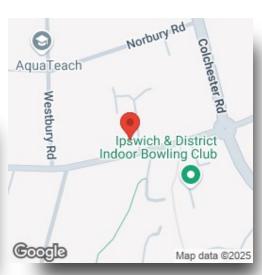
Tenure: Freehold EPC Rating: D

£398,000









Please note the marker reflects the postcode not the actual property

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