



Eastern Close, Rushmere St. Andrew Ipswich IP4 5BY

welcome to

Eastern Close, Rushmere St. Andrew Ipswich

****EXTENDED FIVE BEDROOM DETACHED HOUSE **BROOKHILL WAY **LARGE KITCHEN/DINER **STUDY **TWO RECEPTION ROOMS **CLOAKROOM
FIVE BEDROOMS **ENSUITE **DOUBLE GARAGE

****1/3 ACRE PLOT **TOTAL FLOOR AREA 236 SQUARE METRES (TAKEN FROM EPC) **CUL-DE-SAC LOCATION **STUNNING DECOR **VIEWINGS
RECOMMENDED**



Reception Hall

With built in cupboard and stairs rising to the first floor. Doors to the cloakroom, sitting room, study, kitchen.

Sitting Room

19' x 16' 5" (5.79m x 5.00m)

Two windows to front aspect, window to side aspect, wood flooring and feature fireplace.

Family Room

12' 6" x 10' 5" (3.81m x 3.17m)

Window to side aspect, versatile space which is currently being used as a music room but would equally suit being a playroom or family room. Wood flooring.

Kitchen/Dining/Living Space

30' 7" maximum x 23' 4" maximum (9.32m maximum x 7.11m maximum)

L-SHAPED ROOM MEASURED AT WIDEST POINTS

This excellent space is the heart of this family home, with a delightful view to rear over the garden. The kitchen area is well appointed with a range of floor units, co-coordinated work surfaces, space for a range style cooker with extractor over and an integrated dishwasher. Adjacent to the kitchen space is the living/dining area with a triple aspect and velux windows.

Utility

6' x 8' 3" (1.83m x 2.51m)

With door to rear, a range of floor units with co-coordinated work surfaces.

Walk-In Pantry

5' 7" x 7' 8" (1.70m x 2.34m)

Accessed from the kitchen.

Study

8' 6" x 8' 4" (2.59m x 2.54m)

Window to front aspect, this is an ideal home working space.

Landing

Window to rear aspect, access to all bedrooms and family bathroom.

Bedroom One

16' 2" x 11' 8" (4.93m x 3.56m)

Three windows to front aspect, wall to wall fitted wardrobes, and access to en suite shower room.

En-Suite Shower Room

With suite comprising of low level wc, wash hand basin and digital shower. Window to side aspect.

Bedroom Two

13' 5" x 9' 3" (4.09m x 2.82m)

Two windows to front aspect.

Bedroom Three

13' 5" x 6' 9" (4.09m x 2.06m)

Window to rear aspect

Bedroom Four

10' 7" x 9' 3" (3.23m x 2.82m)

Window to rear aspect

Bedroom Five

9' 8" x 6' 7" (2.95m x 2.01m)

Window to side aspect

Family Bathroom

Three-piece suite comprising of bath, wash hand basin and WC. Window to side aspect.

External Details

The house benefits from an excellent plot, which our vendors have enjoyed during their time at the property. The garden has distinct areas with a lawned section and a more wild, natural area to the side. There are a range of plants, shrubs and trees.

To the front of the property there is a range of plants, shrubs and lawn area with driveway to the side. DOUBLE GARAGE, with power, light and eaves storage.



view this property online williamhbrown.co.uk/Property/IPW103674



welcome to

Eastern Close, Rushmere St. Andrew Ipswich

- EXCELLENT SCHOOL CATCHMENTS
- EXTENDED FIVE BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- TOTAL FLOOR AREA 236 SQUARE METRES (TAKEN FROM EPC)
- CUL-DE-SAC POSITION WITH TWO OTHER PROPERTIES

Tenure: Freehold EPC Rating: C

£780.000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103674



Property Ref:
IPW103674 - 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