



Bent Lane

Rushmere St. Andrew, Ipswich, IP4

£565,000

This charming three/four bedroom detached family home offers an abundance of space and thoughtful design, set within a highly sought-after village location. Occupying a generous plot of nearly a quarter of an acre, the property boasts a superb South-East facing garden, perfect for outdoor living, and ample off-road parking. Nestled in the peaceful village of Rushmere St Andrew, this beautifully presented detached family home sits on a quiet lane while being just moments away from local amenities and top-rated schools, including the prestigious Kesgrave High School.



Property Features

- Must be viewed
- Large plot
- Ample Parking
- Potential to extend
- South facing garden

Full Description

DESCRIPTION

For those needing easy access to urban centers, Ipswich Town and its mainline station (just 4 miles away) offer direct trains to London in just over an hour. Alternatively, the market town of Woodbridge is a mere 6 miles away, and the stunning seaside town of Felixstowe is only a 15-minute drive. The nearby A12 provides direct access to the picturesque Suffolk Heritage Coast, with scenic country walks right at your doorstep.

The property offers a generous layout, featuring a spacious reception room, a separate dining room, a double aspect kitchen/breakfast room, a home office, and a downstairs shower room. Upstairs, a family bathroom and three well-proportioned bedrooms complete the accommodation. Originally built in 1948 and thoughtfully extended and renovated by the current owners, this bespoke family home perfectly blends period charm with modern convenience. Outside, the un-overlooked South-East facing garden is a standout feature, offering dedicated spaces for outdoor entertaining, vegetable growing, or a safe area for children to play. With a prime location and excellent potential, early viewing is highly recommended.

Entrance Porch

A welcoming entrance with double glazed front door, complemented by side panels. A coat hanging area and further door to the hallway.

Hallway

Bright hallway with a double glazed window to the front, walk-in storage cupboard, and stairs leading to the first floor.

Living Room 16' 5" x 12' 4" (5.00m x 3.76m)

A spacious and airy room with double glazed French doors opening to the garden, offering versatility in furniture arrangement. Features a radiator for added warmth.

Kitchen 17' 9" x 11' 7" (5.41m x 3.53m)

A dual aspect room with windows to both the front and rear. The current owners have carefully future-proofed the space, adding electrical connections for potential enhancements. The kitchen is well-equipped with a range of floor and wall units, coordinated work surfaces, integrated appliances, and a cupboard housing the wall-mounted boiler.

Dining Room/Bedroom 4 12' 4" x 16' 5" Max (3.76m x 5.00m Max)

Double glazed doors and matching side panels open to the garden, offering a seamless indoor-outdoor living experience. This room connects to the kitchen, study, and shower room. Its flexible layout provides potential for an annex or multi-functional spaces (subject to relevant consents).

Study 6' 7" x 6' 7" (2.01m x 2.01m)

A quiet and private study accessed via frosted glass doors from the dining room. With a double-glazed window to the front and hard-wired CAT 5 Internet cabling, it's perfect for remote work, gaming, or streaming.

Shower Room

A convenient downstairs shower room featuring a three-piece suite with a shower cubicle, low-level WC, and pedestal wash basin. Fully tiled floors and walls, with a ladder-style towel radiator.

Landing

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

Bedroom One 17' 1" x 10' 9" (5.21m x 3.28m)

A spacious master bedroom with a double-glazed window overlooking the tranquil garden. Built-in wardrobes with sliding mirrored doors offer ample storage space.

Bedroom Two 12' 9" Max x 10' 4" (3.89m Max x 3.15m)

This room enjoys views over the rear garden, with a recessed area perfect for a desk or additional home working space. Built-in double wardrobes provide plenty of storage.

Bedroom Three 10' 1" x 7' 8" (3.07m x 2.34m)

A bright, L-shaped room with a double-glazed window to the front.

Bathroom

A luxurious bathroom featuring a roll-top bath with claw and ball feet, a low-level WC, wash hand basin, and a separate shower cubicle. Tiling to the walls and floor and ladder-style towel radiators add a touch of elegance.

Outside Front

A driveway provides off-road parking, with additional space in the side shingle area for multiple vehicles.

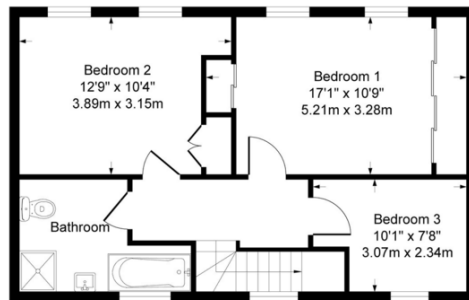
Outside Rear

The large, mature garden is beautifully landscaped with a variety of established plants, shrubs, and trees. Separate patio areas allow for different outdoor experiences, while expansive lawns, a vegetable garden, and plenty of space for children to play .

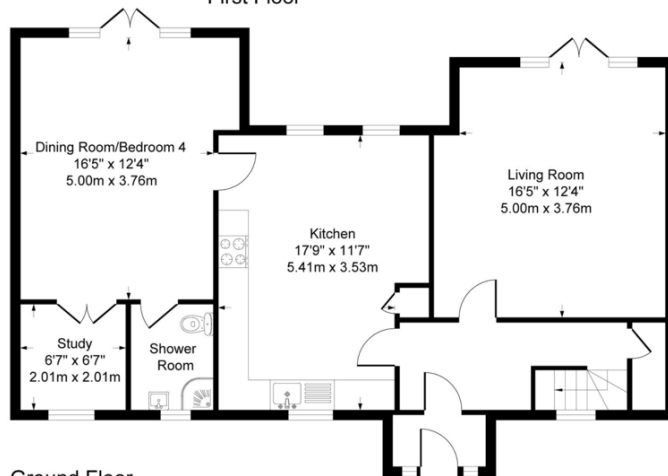




Approximate Gross Internal Area
1468 sq ft - 136 sq m



First Floor



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Jackson & Co
43 Basepoint
70-72 The Havens
Ransomes Euro Park
IP3 9BF

www.jackson-ps.co.uk
contact@jackson-ps.co.uk
01473 722981

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements