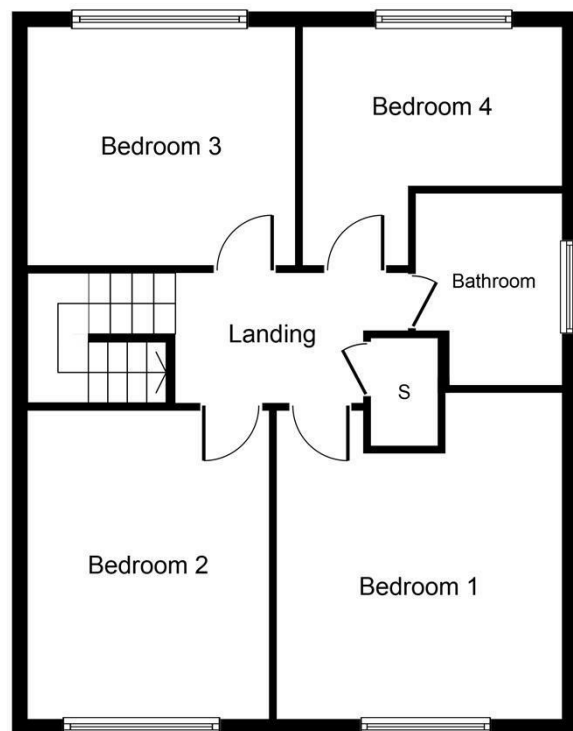
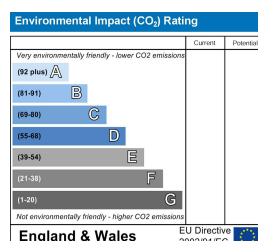
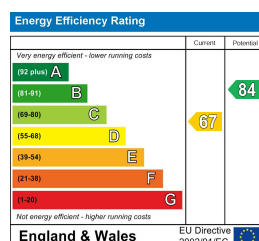


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

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53 Claverton Way, Rushmere St

£365,000

Andrew IP4 5XF

A beautifully presented FOUR bedroom DETACHED family house situated on the popular Rushmere St Andrew within the Broke Hall Primary and Copleston High Schools catchment. This SPACIOUS home is in good decorative order throughout and benefits from replacement double glazed windows and bifold doors, a recently fitted open plan kitchen/diner space, cloakroom, 1st floor bathroom, ample parking, garage and enclosed rear gardens. Must be viewed to appreciate the accommodation on offer.



53 Claverton Way, Rushmere St Andrew, IP4 5XF

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Double glazed door to...

ENTRANCE HALL:

Laminate flooring, cupboard, radiator, doors off.

CLOAKROOM:

Double glazed window to side, W.C, hand wash basin and tiled floor.

LOUNGE: 19'6 x 11'5 (5.94m x 3.48m)

Double glazed windows to front, radiator and covered ceiling.

KITCHEN/DINER: 19'5 x 7'7 (5.92m x 2.31m)

Double glazed window to rear. A recently fitted Wren kitchen with a range of wall and base units, pull out unit, drawers, worktops, breakfast bar, sink and drainer, electric double oven and hob with feature pattern glass splash back, integrated fridge/freezer and space for appliances. Opens through to the dining space with bifold doors to the garden.

1st FLOOR LANDING:

Airing cupboard with Vaillant boiler and water cylinder, loft access and doors off.

BEDROOM ONE: 12' x 10'6 (3.66m x 3.20m)

Double glazed window to front and radiator.

BEDROOM TWO: 11'6 x 8'6 (3.51m x 2.59m)

Double glazed window to front and radiator.

BEDROOM THREE: 9 x 8'3 narrowing to 6'6 (2.74m x 2.51m narrowing to 1.98m)

Double glazed window to rear and radiator.

BEDROOM FOUR: 10 x 8'3 (3.05m x 2.51m)

Double glazed window rear and radiator.

BATHROOM:

Double glazed window, bath with shower over and screen, hand wash basin and unit under, W.C, tiled walls and floor, shaver socket and a towel radiator.

OUTSIDE:

To the front is an open plan garden, a block paved driveway provides ample off road parking leading to the garage and access to rear via a gate.

The enclosed rear garden is mainly lawn with a large patio area, shrubs, a shed, outside tap and access to the garage with power and lighting.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

