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8 Camberley Road

Adjacent to Rushmere Heath, Ipswich, IP4 5QF

Asking price £430,000



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Porch

Replacement UPVC double glazed wrap around double aspect porch. Further door to lounge.

Lounge

21'4" x 14'7" (into bay) (6.517 x 4.456 (into bay))

Valor log and flame effect gas fire, stairs to first floor, window to side, bay window to front, radiator, spacious under-stairs storage cupboard, double sliding doors leading to dining room. Additional windows to front and side.

Dining Room

12'6" x 11'9" (3.833 x 3.582)

One of the features of this room is the delightful 1930's fireplace incorporating a genuine and regularly used open fire. Radiator, open plan to kitchen, double glazed bi-folding doors to rear leading to conservatory.

Kitchen

11'2" x 8'3" (3.428 x 2.540)

Replacement fitted kitchen with an excellent range of units and storage space. Solid beech bespoke work-surfaces were cut by hand by the present vendor, a cabinet maker by trade, and this exquisite kitchen incorporates integrated appliances including a dishwasher, gas hob with extractor hood above, and electric double oven.

There is an additional full height pull out unit, a separate cantilever door unit all of which contribute to a very cleverly designed kitchen with a colossal amount of cupboard storage space. One and a half bowl sink unit, window to side, open to dining room, through to utility area and W.C.

Conservatory

12'5" x 10'3" (3.796 x 3.140)

Double glazed construction on brick base, with radiator and French doors to rear.

Utility Area

7'5" x 4'10" (2.285 x 1.491)

Fitted kitchen units, radiator, window to rear, plumbing for washing machine and access to side door.

Downstairs W.C.

W.C. wash hand-basin, radiator and window to rear.

First Floor Landing

Window to side and doors to all rooms off.

Bedroom One

14'2" (into bay) x 12'11" (4.337 (into bay) x 3.953)

With superb panoramic views over Rushmere Heath and golf course to the front, radiator and additional side window.

Bedroom Two

13'0" x 12'7" (3.971 x 3.852)

Radiator and window to rear.

Bedroom Three

9'3" x 8'0" (2.824 x 2.457)

With radiator and superb wrap around double aspect window offering one of the best views in the whole of the east Ipswich area. If this room wasn't needed as a bedroom it would make a superb office.

Bathroom

8'11" x 7'11" (2.743 x 2.415)

A very good size bathroom with replacement modern suite in excellent condition. This comprises bath, separate double sized shower, wash basin and W.C., tiling, radiator and heated towel rail and window to rear.

Loft Room/Potential Fourth Bedroom

15'2" x 11'1" (4.624 x 3.388)

This is accessed direct from the landing with a proper carpeted staircase and balustrading and flooring. There is potential for possible conversion of this very spacious room into a bedroom with the addition of a Velux style window and with the addition of heating. However this would be subject to any necessary planning and building regulations, including checking the width of the staircase and, as such, the agents are marketing this room purely as a loft room at this stage. There is also access to additional eaves storage space.

Front Garden

To the front and side of the house the garden is enclosed by a low retaining wall, with lawn, flower and shrub borders. A double width gravelled driveway provides parking for two vehicles.

Side Courtyard Garden

The current vendors have created a lovely courtyard garden with a paved patio area, fully enclosed and providing a delightful suntrap. This is how it looks in the summer months with delightful wisteria covering the area. Since this photo was taken a feature solar powered stone water fountain has been added which will be remaining. Surrounding the courtyard and providing the enclosure are a wooden shed, a separate bike store shed and a covered seating area with bar and an amazing coloured golf ball collection (this will not be staying, nor will any drink stocked in the bar!!) Leading from the courtyard is a side gate.

Rear Garden

84' approx (25.60m approx)

The westerly facing garden is a major selling point of this house. It is unoverlooked from the rear, screened by mature hedging, shrubs and trees and enclosed by panel fencing. It is largely laid to lawn with an afternoon tea and evening meal seating area, a vegetable area with timber framing enabling seasonal netting to be fixed and intriguing decorative Victorian street lamp which is believed to come from a railway station.

Garage and Rear Work area

This is at the rear of the main garden. Here there is driveway parking for one vehicle, accessed from double wooden gates, which in turn leads to a pitched roof brick built garage. The garage is supplied with power and light.

Also in this area is a 10' x 8' shed, and a large wood store with Perspex corrugated roof. An additional 9' x 6' timber shed completes the tremendous storage ensemble.

Views of Rushmere Heath

With one of the best views of Rushmere Heath from the first floor windows, and literally a few feet from the heath, you couldn't get a more idyllic and convenient location for golfing, dog walking, cycling etc. Add to this, the cul-de-sac nature of the position and the fact that you are only ten minutes walk to Ipswich hospital and the row of local shops, and less than two minutes to a bus stop, you would be hard pushed to find a large family home in a better spot.

Additional Info

The position of the property, adjacent to the heath, also has the benefit of being less than ten minutes walk to Ipswich hospital & the row of shops at the junction of Heath Road & Woodbridge Road East including a Co-op supermarket & petrol station. Bus routes into town in one direction & towards Kesgrave / Martlesham Heath / A12 in the other direction, are less than two minutes walk away.

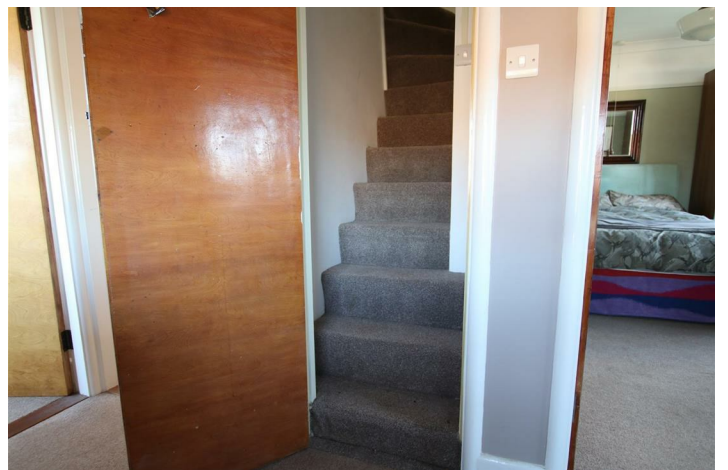
The entire property is well presented, has full gas heating via radiators & UPVC replacement double glazed windows & doors throughout.

Camberley Road is a cul-de-sac leading simply to the properties within Camberley Road & the golf club. It is not a through road.

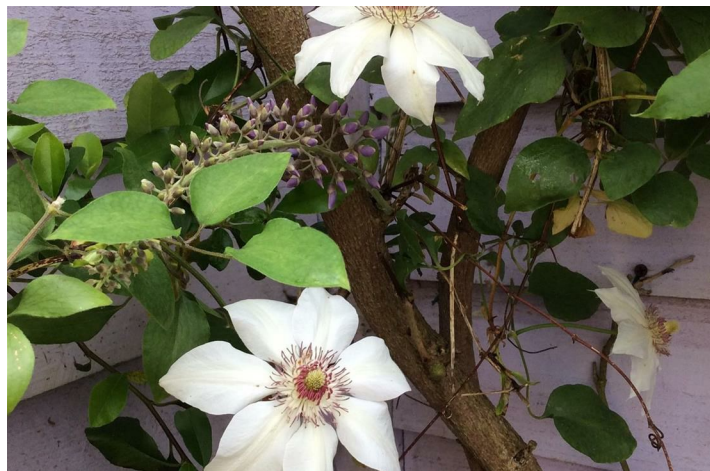
You would be hard pushed to find a more idyllic & convenient location in Ipswich & we are expecting a huge demand for this property as a result. Please act quickly to ensure that you don't miss out.













Road Map



Hybrid Map



Terrain Map



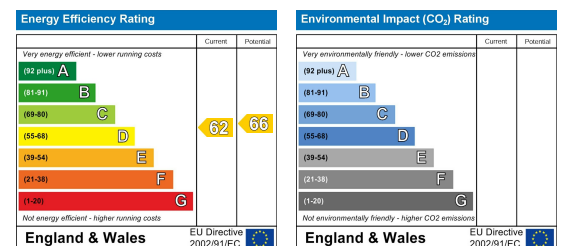
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.