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Woodbridge Road

Rushmere St. Andrew, Ipswich, IP5 1AL

Offers over £450,000



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Front Garden

Off-road parking for up to five cars comfortably via a resin driveway, with side wooden gates to the side of the property giving you access to the rear garden.

Entrance Porch

Entry via a double glazed composite door facing the front, double glazed windows facing the front and sides, tiled flooring and a double glazed obscure door going into the entrance hallway.

Entrance Hallway

Laminate flooring, two radiators, access to the stairs, under-stairs storage area, double door storage cupboard, doors to bedrooms two, three and four, the bathroom, utility room, kitchen / breakfast room and the lounge / diner.

Bedroom Four

9'11" x 8'6" (3.02m x 2.59m)

Double glazed window facing the front, radiator, laminate flooring and two built-in single wardrobes.

Bedroom Two

11'11" x 9'10" (3.63m x 3.00m) 3.86m x 3.00m

Double glazed window facing the front, radiator, laminate flooring and a feature fireplace.

Bedroom Three

12'8" x 9'10" (3.86m x 3.00m)

Spotlights, access to the loft and a radiator.

Bathroom

8'6" x 5'9" (2.59m x 1.75m)

Double glazed window facing the side, spotlights, wall mounted extractor fan, radiator, panel bath with mixer taps and a shower attachment, low-flush W.C., vanity wash hand basin with a mixer tap, tiled flooring and finished off with tiled splash-back.

Utility Room

6'10" x 5'5" (2.08m x 1.65m)

Double glazed door facing the side, a wall mounted Baxi combination boiler, worksurface with plumbing for a washing machine, space for a tumble dryer, base level unit, radiator, spotlights and tiled flooring.

Kitchen

16'4" x 9'2" (4.98m x 2.79m)

Double glazed window facing the side, spotlights, wall and base fitted units with cupboards and drawers, integrated fridge freezer, integrated dishwasher, integrated double oven with a grill function, five ring induction electric hob with a modern digital extractor fan above, 1 1/2 sink bowl and drainer unit with a modern mixer tap above, roll-top worksurfaces, breakfast bar that seats two and that offers base level units and tiled flooring.

Lounge / Diner

21'11" x 21'2" (6.68m x 6.45m)

Double glazed bi-folding doors to the rear, with one part opening up as a single door going out in to the rear garden, plenty of lighting, double glaze window facing the side, two radiators, and laminate flooring.

Landing

Double storage cupboard which can be used as a wardrobe and doors to bathroom and bedroom one.

Bathroom

9'5" x 7'1" (2.87m x 2.16m)

Spotlights, feature panel bath inset into a platform with mixer taps and shower attachment, fully tiled platform, low-flush W.C., vanity wash hand basin with a mixer tap, shaver point, tiled splash-back, tiled flooring and a stainless steel heated towel rail.

Bedroom One

22'4" x 13'8" (6.81m x 4.17m)

A beautiful feature pitched roof with a double glazed windows covering 90% of the wall facing the garden with electronic fitted blinds, sliding built-in wardrobes, further storage space, lighting and two radiators.

Rear Garden

Fully enclosed south-easterly facing rear garden, enclosed via panel fencing offering two decking areas for entertaining and alfresco dining, mostly laid to lawn with pathways a platform made up of artificial grass which houses a hot tub with a pergola above (potentially negotiable), patio area housing a pizza oven cooking station, flower bed borders, summer house with single glazed wooden bi-folding doors for entry and a large workshop with a tiled pitched roof with double glazed double French style doors for entry, double glazed windows facing the front and has power and lighting. There is a large passage going down the side of the property you can access the front via double gates and has access to an outside tap.

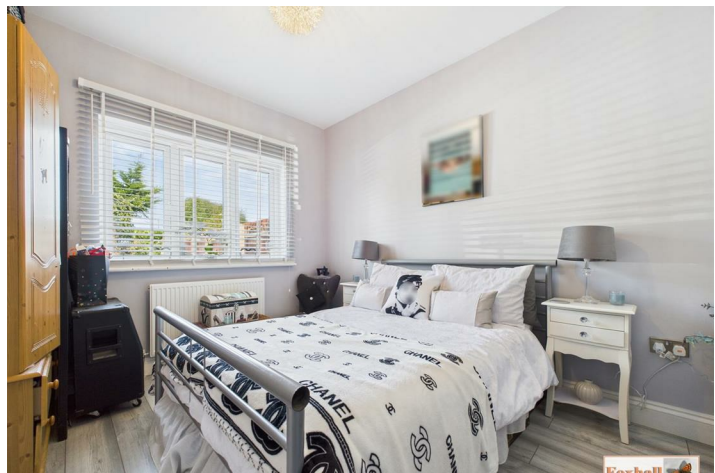
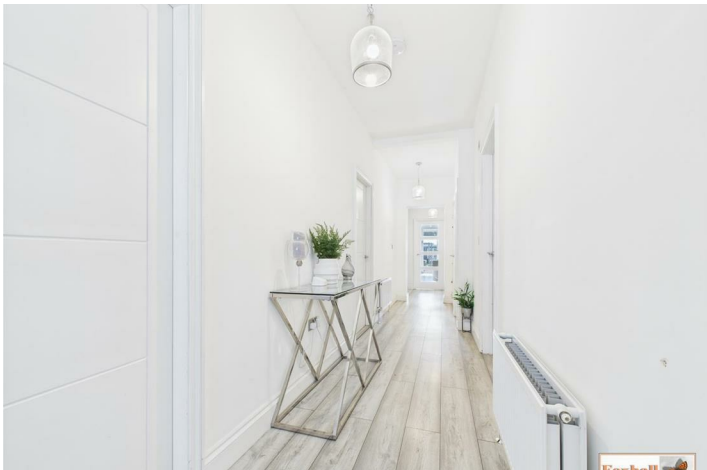
Agents Notes

Tenure - Freehold

Council Tax Band - D











Road Map



Hybrid Map



Terrain Map



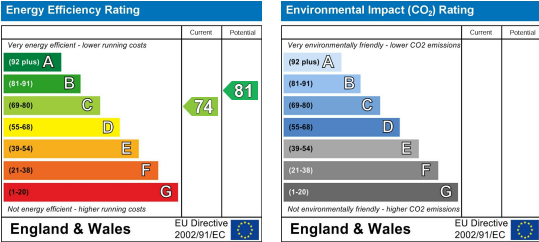
Floor Plan



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



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