



Valleyview Drive, Ipswich,  
£2,750 Per month



A rare opportunity to acquire this 5 bedroom, 3 bathroom, detached family home to rent in the heart of Rushmere St Andrew.

Currently undergoing internal works, this property is not one to miss out on.

Works to include:

- Redecoration in Bedrooms 2, 3 and 5.
- New Cloakroom fitted on ground floor.
- Kitchen & Utility room Refurbishment to a high specification.
- Installation of new boiler.



#### Entrance Hall

14'9" x 9'7" (4.52 x 2.94)

#### Living Room

26'6" x 12'3" (8.10 x 3.74)

#### Dining Room

12'5" x 10'8" (3.80 x 3.27)

#### Kitchen/Breakfast Room

15'10" x 15'5" (4.84 x 4.72)

#### Utility

8'3" x 7'4" (2.54 x 2.26)

#### Study

11'5" x 7'5" (3.50 x 2.28)

#### First Floor

#### Master Suite

16'8" x 14'9" (5.10 x 4.52)

#### Dressing Room





### Ensuite

11'6" x 8'6" (3.52 x 2.61)

### Bedroom Two

17'3" x 12'3" (5.28 x 3.74)

### Ensuite

8'5" x 6'7" (2.58 x 2.02)

### Bedroom Three

12'0" x 10'0" (3.66 x 3.05)

### Bedroom Four

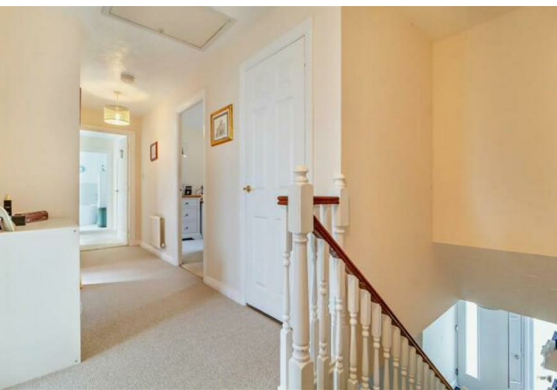
12'3" x 9'1" (3.74 x 2.77)

### Bedroom Five

8'10" x 7'2" (2.70 x 2.20)

### Family Bathroom

8'8" x 5'7" (2.65 x 1.72)

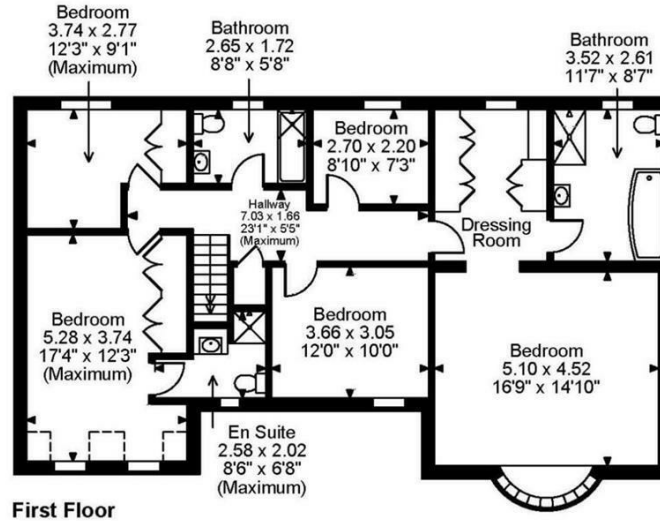
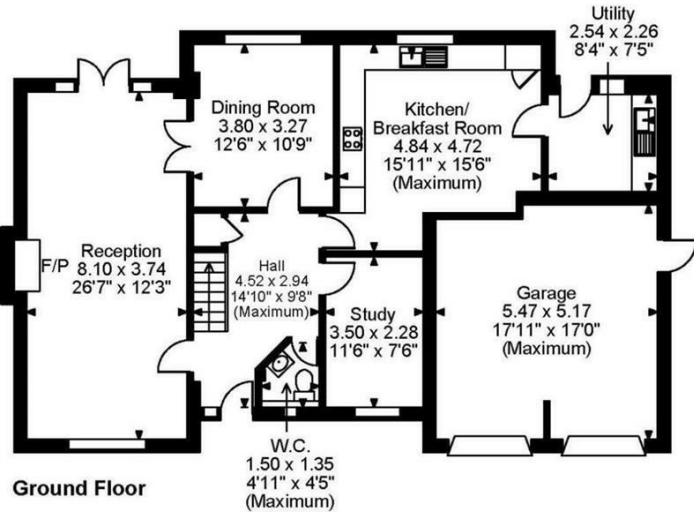
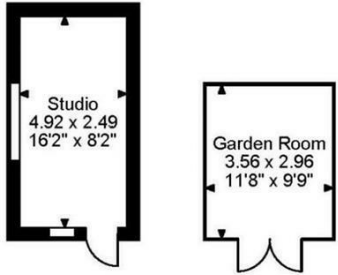
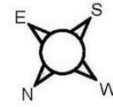




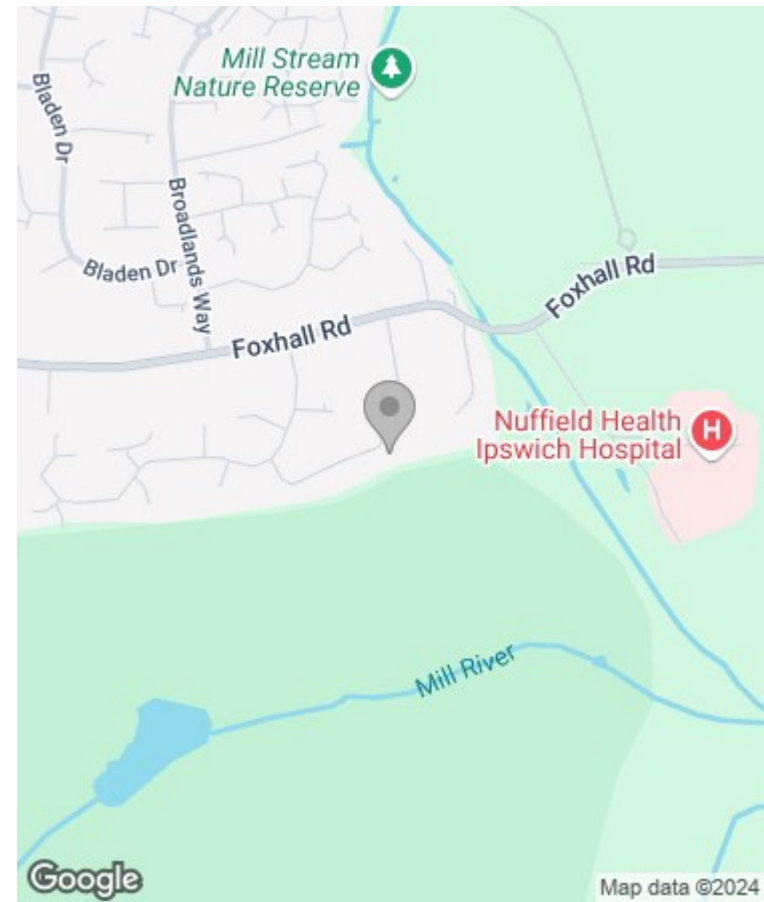




Approximate Gross Internal Area  
 Main House = 2199 Sq Ft/204 Sq M  
 Garage = 297 Sq Ft/28 Sq M  
 Studio & Garden Room = 245 Sq Ft/23 Sq M  
 Total = 2741 Sq Ft/255 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		