



Charles Wright

PROPERTIES

Selling Properties the Wright Way



46 Woodbridge Road

Rushmere St. Andrew, IP5 1BQ

Guide price £300,000



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Description

Situated on the eastern outskirts of Ipswich is this extended three bedroom semi-detached home with ample parking and outbuildings. The property lies within excellent access to the highly regarded Kesgrave Secondary School and Heath Primary School, making this an ideal family home. The property has undergone alterations over the years creating a 27 ft. sitting/dining room, an extended kitchen/breakfast room and outbuildings including an external store and office with kitchenette. Although the home requires some updating in places it benefits from gas central heating, UPVC double glazing, freshly painted kitchen and sitting room with new carpet.

Entrance hall

Wood double glazed entrance hall, radiator and doors to ground floor accommodation.

Sitting/dining room

27'04' x 12' (8.33m x 3.66m)

Double glazed bay window to front, double glazed window to side, two radiators, gas fire with surround, useful understairs cupboard and stair flight to the first floor.

Kitchen/breakfast room

14'11 x 11' (4.55m x 3.35m)

Double glazed window to rear, double glazed door to side, matching eye level and base units with worktops above, stainless steel sink, integrated double gas oven, gas hob with extractor above, space for a tall fridge, space for an under counter freezer, plumbing for a washing machine and radiator.

Bathroom

11'09 x 7'04 (3.58m x 2.24m)

White corner bath, bidet, low level wc, pedestal wash basin, walk in shower cubicle, radiator, airing cupboard with tank and water softener.

First floor landing

Access to bedrooms and radiator.

Bedroom one

10'03 x 12'06 into bay (3.12m x 3.81m into bay)

Double glazed bay window to front, radiator and double mirrored wardrobes.

Bedroom two

11'01 x 8'10 (3.38m x 2.69m)

Double glazed window to rear and radiator.

Bedroom three

8'00 x 7'04 (2.44m x 2.24m)

Double glazed window to rear and radiator.

Garage

23'11 x 9'09 (7.29m x 2.97m)

Power, lighting, work bench, space for a tumble dryer and combination boiler for the central heating.

Office

9'07 x 8'05 (2.92m x 2.57m)

Window to side and door to the kitchenette. Power and lighting.

Kitchenette

7'09 x 6'02 (2.36m x 1.88m)

Base units with worktops above, stainless steel sink and a tall larder cupboard. Power and lighting.

Store

7'10 x 2'09 (2.39m x 0.84m)

Power and lighting.

Location

Woodbridge Road, Rushmere St Andrew lies on the preferred eastern side of Ipswich with easy access to schooling, the hospital, town centre and the A12/A14 commuter links. It also provides easy access to Suffolk's heritage coast, the riverside town of Woodbridge and a number of excellent golf courses.

The county town of Ipswich offers a wide range of shopping and recreational facilities and the rejuvenated waterfront.

For the commuter there are railway stations at Westerfield, Woodbridge and Ipswich providing direct links to London Liverpool street.

Outside and gardens

To the front of the property is a driveway providing off road parking for ample vehicles with gated access to the rear garden. There is a double length garage with power, lighting, a work bench, the combination

boiler and space for a tumble dryer. Behind the garage is an outside store providing a secure space for garden tools and furniture, a separate office with kitchenette creates an ideal homeworking space or potential for annex accommodation.

To the immediate rear of the home is a large patio with a raised flower bed and steps leading to a lawned area measuring approximately 50 ft. At the end of the lawned area is a further patio and a raised sleeper flower bed giving an overall length of approximately 90 ft.

Services

We understand that mains gas, electric, water and drainage are connected to the property.

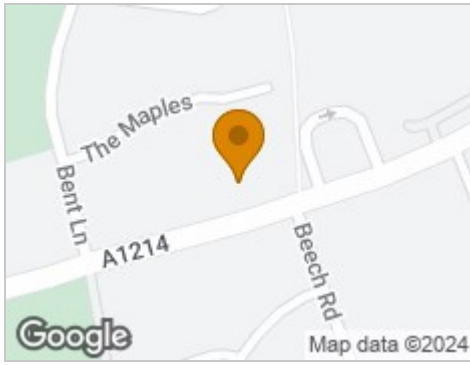
Epc rating - D

Council tax banding - C

Tenure - freehold



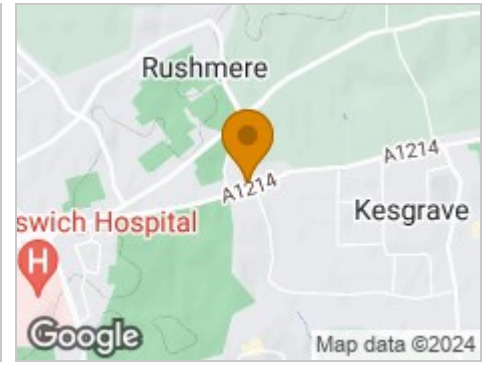
Road Map



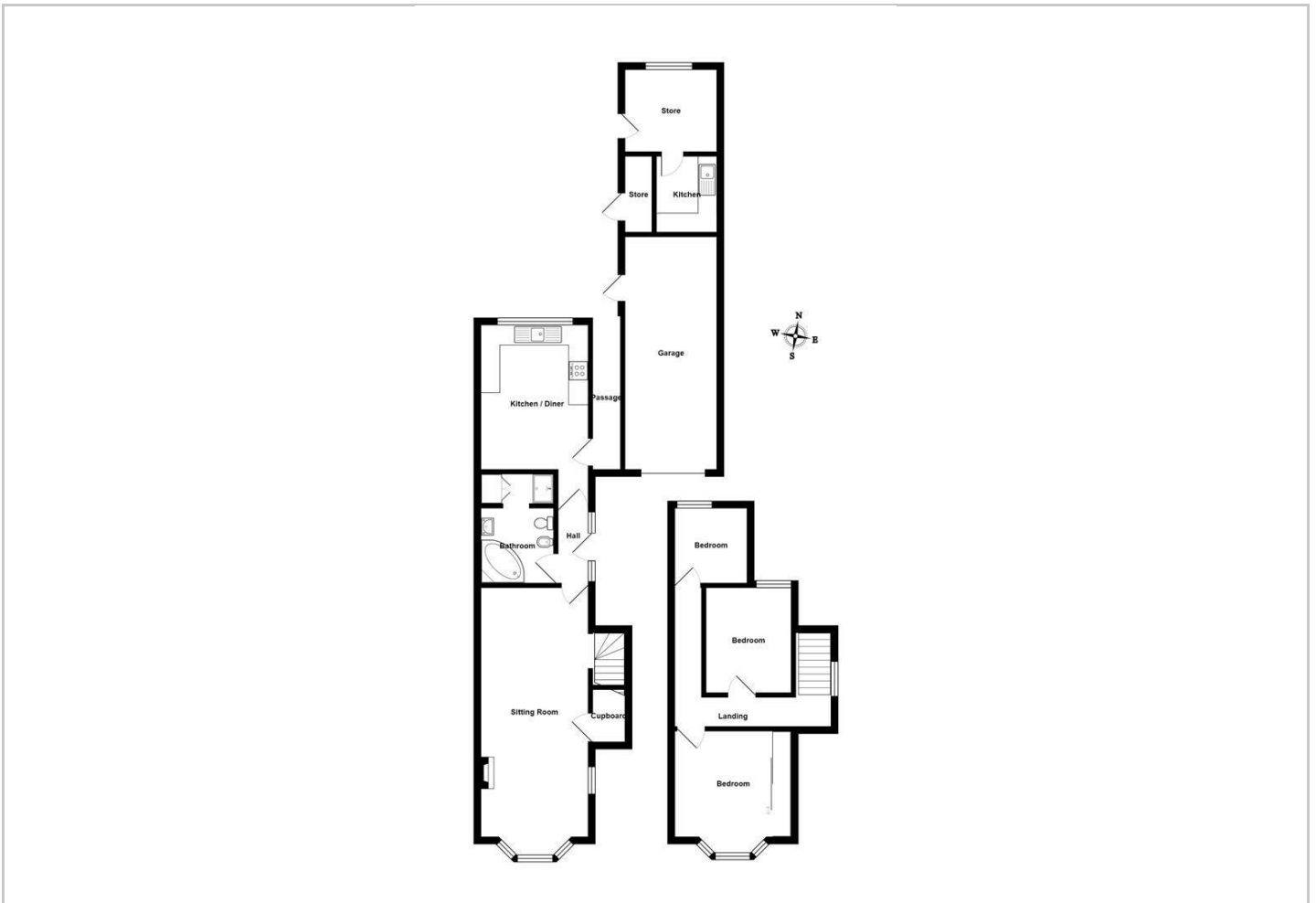
Hybrid Map



Terrain Map



Floor Plan

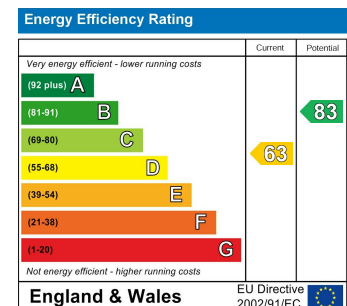


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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