



Charles Wright

PROPERTIES

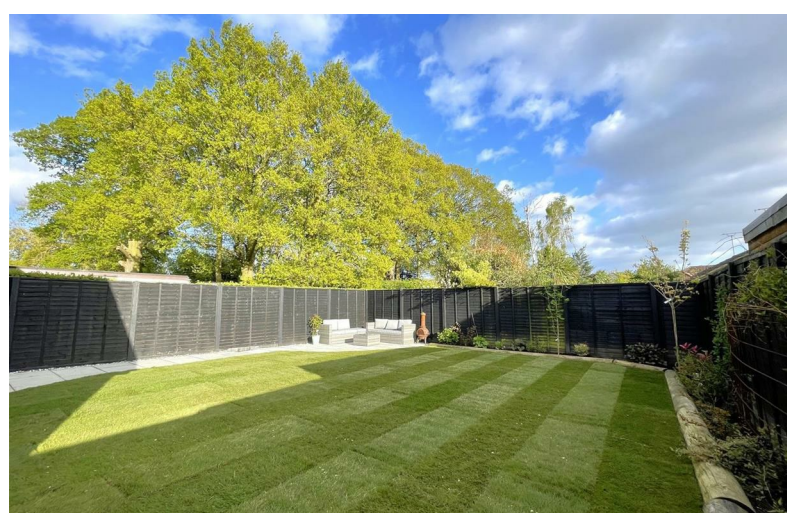
Selling Properties the Wright Way



5 Woodbridge Road

Rushmere St. Andrew, Ipswich, IP5 1AH

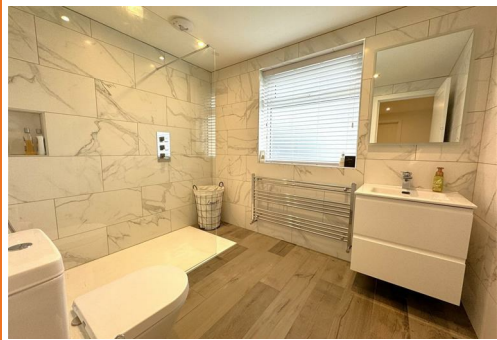
Guide price £465,000



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Description

A superbly refurbished four bedroom semi-detached home enjoying accommodation across 2,400 sq. ft. The layout has been well thought out creating versatile accommodation that is finished to a high standard. The entrance leads onto a stunning open plan kitchen/living space with feature oak staircase to the first floor and a fully fitted kitchen with Mistral work tops and central island. The two reception rooms, utility and shower room give opportunity for flexible accommodation downstairs being complemented by four good bedrooms upstairs, two ensuites and a family bathroom.

Entrance porch

7'09 x 5'05 (2.36m x 1.65m)

Double glazed door to front and underfloor heating.

Entrance hall

19'03 x 10'00 (5.87m x 3.05m)

Feature oak staircase, doors leading to ground floor rooms and underfloor heating.

Kitchen/breakfast/living room

20'08 x 19'00 (6.30m x 5.79m)

Double glazed double doors to rear, double glazed windows to rear and side. Grey shaker units with Mistral worktops above, integrated fridge/freezer, integrated oven, space for a rangemaster with extractor above, integrated dishwasher. Navy central island with Mistral worktops above, built in cupboards and space for breakfast stalls. Underfloor heating.

Sitting room

16'04 x 14'09 (4.98m x 4.50m)

Double glazed window to front and underfloor heating.

Study

10'02 x 8'02 (3.10m x 2.49m)

Double glazed window to side and underfloor heating.

Utility room

9'03 x 8'05 (2.82m x 2.57m)

Grey shaker units with Mistral worktops above, space for a fridge/freezer, plumbing for washing machine, tumble dryer and underfloor heating.

Shower room

9'02 x 6'11 (2.79m x 2.11m)

Double glazed window to rear, three piece white suite with walk in shower, vanity unit housing the sink with storage below, wc, underfloor heating and heated towel rail.

Landing

Doors leading to first floor rooms.

Bedroom one

16'04 x 13'09 (4.98m x 4.19m)

Juliet balcony with double glazed double doors to rear, Velux window and radiator.

Ensuite

10'01 x 5'05 (3.07m x 1.65m)

Double glazed window to side, heated towel rail, three piece suite comprising a walk in shower cubicle, vanity unit with wash basin, wc and storage.

Bedroom two

16'04 x 13 (4.98m x 3.96m)

Double glazed window to front, Velux window and radiator.

Ensuite

10'03 x 4'09 (3.12m x 1.45m)

Double glazed window to side, heated towel rail, three piece suite comprising a walk in shower cubicle, vanity unit with wash basin, wc and storage.

Bedroom Three

13'05 x 12'03 (4.09m x 3.73m)

Double glazed window to front and radiator.

Bedroom four

15'06 x 7'07 (4.72m x 2.31m)

Double glazed window to rear and radiator.

Bathroom

7'08 x 7'00 (2.34m x 2.13m)

Heated towel rail, three piece suite comprising a bath with shower above, wc, vanity unit with sink and storage.

Garage

22 x 8'11 (6.71m x 2.72m)

Integrated tandem garage with electric doors, housing the tanks, central heating boiler, water softener and underfloor heating.

Service charge

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

Tenure: Freehold

EPC rating: C

Council Tax band: E

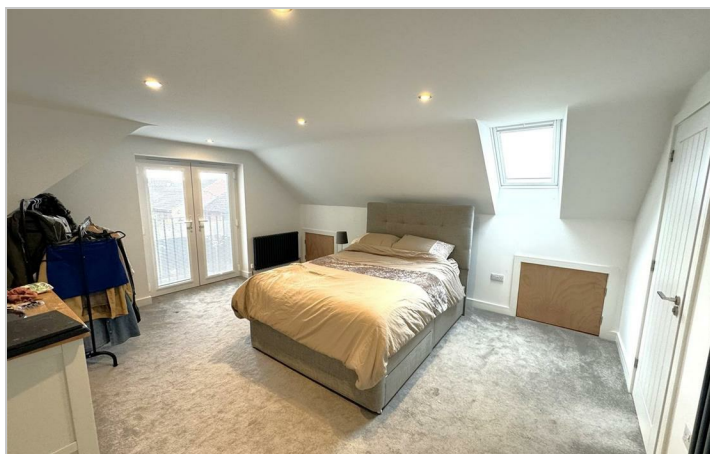
Location

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.

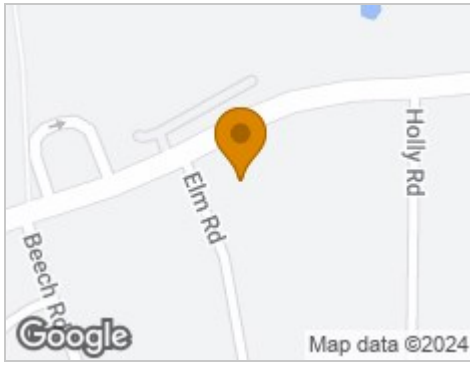
The county town of Ipswich offers a wide range of shopping and recreational facilities and the rejuvenated waterfront. For the commuter there are railway stations at Westerfield, Woodbridge and Ipswich providing direct links to London Liverpool street.

Outside and gardens

To the front of the property there is a shingled driveway providing off road parking. The rear garden enjoys a southerly aspect and is mainly laid to lawn with a patio area enclosed by fencing.



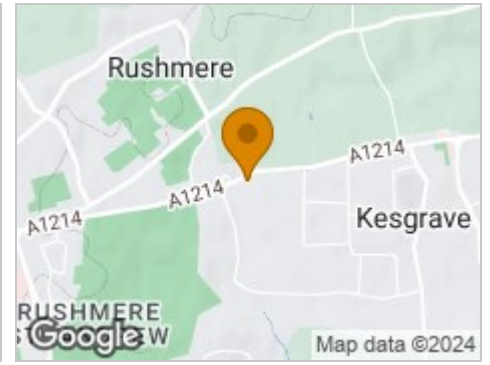
Road Map



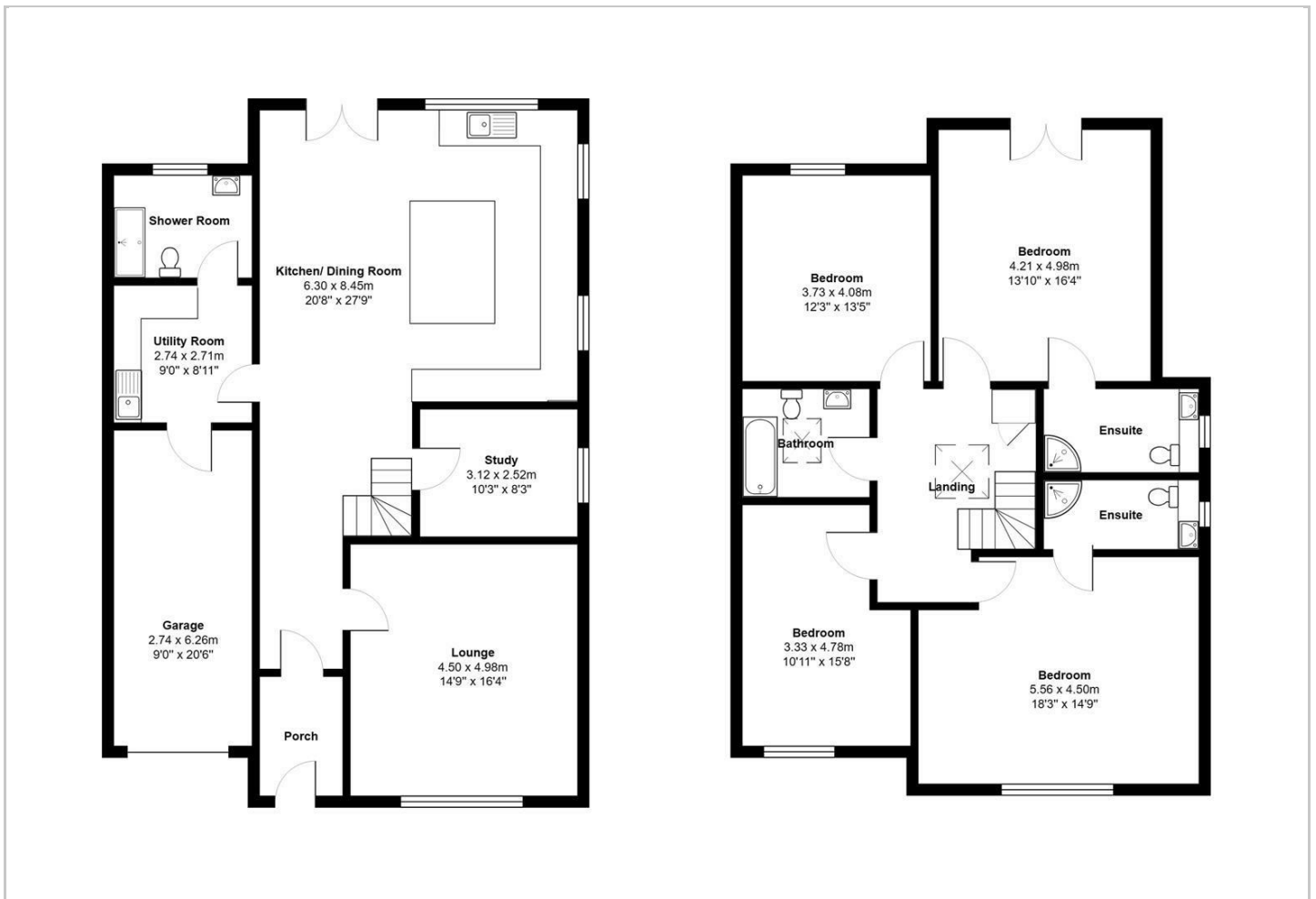
Hybrid Map



Terrain Map



Floor Plan

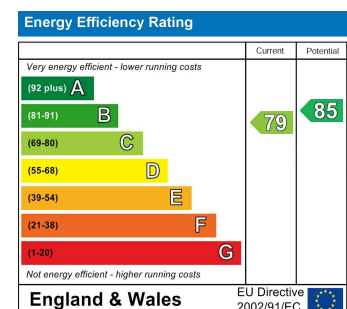


Viewing

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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