



Connells

Linksfield
Rushmere St. Andrew Ipswich

Linksfeld Rushmere St. Andrew Ipswich IP5 1BA

for sale
£625,000



Property Description

A FOUR BEDROOM CHALET HOUSE which is stylish and beautifully presented throughout and can be found ON A PRIVATE ROAD in the popular RUSHMERE ST ANDREW area of Ipswich.

The property benefits from FOUR LARGE BEDROOMS and large shower room on the first floor. There is also a cloakroom/shower room on the ground floor as well as a good sized utility room, kitchen/diner, study/fourth bedroom and lounge. There is an insulated garage with electric roller door and off road parking to the front. The rear garden is a good size and is in excess of 80 foot in length.

Close by are local amenities including local shops, bus routes to Ipswich and Kesgrave, Kesgrave high school and access to the A12/A14. The popular Marina also offers a selection of restaurants and bars.

Entrance Porch

Accessed via double glazed entrance door, radiator, further double glazed door leading to

Entrance Hall

Stairs to first floor, radiator, Nest control, doors leading to

Lounge

14' 3" x 11' 3" (4.34m x 3.43m)
Double glazed window to front, radiator, TV point

Study/ Bedroom Four

11' 6" x 9' 2" (3.51m x 2.79m)
Double glazed window to side, radiator

Shower Room

Comprises three piece suite, shower cubicle,

wash hand basin, low level W/C, heated towel rail

Kitchen Diner

25' x 12' (7.62m x 3.66m)
Double glazed windows and two double glazed French doors to rear, stainless steel one and three quarter bowl sink and drainer unit set into work surfaces, integrated appliances include electric oven, electric hob with cooker hood over, integrated dishwasher, integrated microwave, integrated fridge/ freezer.
Dining area includes TV point.

Utility Room

12' 9" x 5' 8" (3.89m x 1.73m)
Selection of wall and base level units, space and plumbing for washing machine, sink and drainer unit, double glazed door to garden, further door to garage

First Floor Landing

Light tube, spotlights

Bedroom One

17' 9" x 12' 7" (5.41m x 3.84m)
Double glazed window to front, sloping ceiling to one side, radiator, storage cupboard, spotlights to ceiling

Bedroom Two

17' 8" x 12' (5.38m x 3.66m)
Sloping ceilings with two double glazed Velux style windows to rear, radiator

Bedroom Three

13' 3" x 10' 2" (4.04m x 3.10m)
Double glazed Velux style windows to front, radiator, sloping ceilings to one side

Shower Room

14' 5" x 9' 8" (4.39m x 2.95m)

Double glazed window to rear, vanity wash hand basin and cupboards under, close coupled W/C, walk in shower area and loft access newly refurbished.

Outside

The front of the property has decorative Granite stone drive and fencing to boundaries, off road parking, access to garage which is insulated with electric roller door and power and light, side access leading to rear garden, sandstone patio, flower and shrub border and fruit trees, fencing to boundaries, timber shed, remainder is laid to lawn. Garage is fully insulated with remote electric roller door.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: B Council Tax
 Band: E

view this property online connells.co.uk/Property/ICH312387



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312387 - 0010