

# KEYSTONE



Valleyview Drive, Rushmere St. Andrew, Ipswich, IP4 5UW  
Offers In Excess Of £650,000

Executive Five Bedroom Home  
Lounge & Dining Room  
Study & Conservatory  
Master Bedroom & En-suite  
Landscaped Gardens

Popular Cul-De-Sac Location  
Kitchen/Breakfast Room  
Cloakroom & Family Bathroom  
Double Driveway & Double Garage  
Recently Replaced Windows throughout



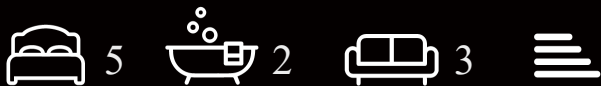
# Valleyview Drive, Ipswich IP4 5UW

OPEN HOUSE SATURDAY 17TH MAY CALL TO ARRANGE YOUR VIEWING SLOT

Discover a luxurious living experience in this stunning executive detached home, located in the highly sought-after Valleyview Drive in Ipswich. Nestled within a popular cul-de-sac, this property promises both privacy and community charm, making it an ideal choice for families or anyone seeking a serene residential setting.

The property boasts expansive living areas, including a spacious living room, a formal dining area, conservatory, study and a fully-equipped kitchen/breakfast room with utility room that is ideal for both everyday living and entertaining.

Each bedroom offers ample space, natural light, and comfort, making it perfect for family living or hosting guests. The master suite has a dressing area and en-suite providing for all modern demands.



#### Entrance Door

Leading to spacious hallway with stairs to first floor, built in storage cupboard and radiator.

#### Lounge

18'8 x 16'2

Two windows to front, window to side, three radiators and feature fire place.

#### Kitchen/Breakfast Room

13'6 x 10'9

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit, hob with extractor over, integrated dishwasher, integrated fridge freezer, double oven, tiled splash backs, tiled flooring and window to rear.

#### Utility Room

7'7 x 5'7

Fitted with worktop and cabinets, sink and drainer unit, wall mounted boiler, washing machine and tumble dryer and door to garden.

#### Dining Room

12'6 x 10'5

French doors to conservatory, laminate flooring and radiator.

#### Conservatory

14'4 x 10

Windows to side, rear, laminate flooring and French doors to side.

#### Study

8'5 x 8'3

Window to front and radiator.

#### Cloakroom

Fitted with w/c, pedestal wash basin, tiled splash backs and window to side.

#### First Floor

Galleried landing with built in cupboard and window to rear.

#### Bedroom One

16'1 x 11'9

Three windows to front, two radiators built in dressing area with fitted wardrobes.

#### En-Suite

Fitted with suite comprising of shower cubicle, w/c, vanity inset sink, tiled splashbacks, tiled flooring, radiator and window to side.

#### Bedroom Two

13'5 x 9'2

Two windows to front, radiator and built in wardrobe.

#### Bedroom Three

10'8 x 9'2

Window to rear and radiator.

#### Bedroom Four

13'5 x 6'8

Window to rear and radiator.

#### Bedroom Five

9'8 x 6'4

Window to side and radiator.

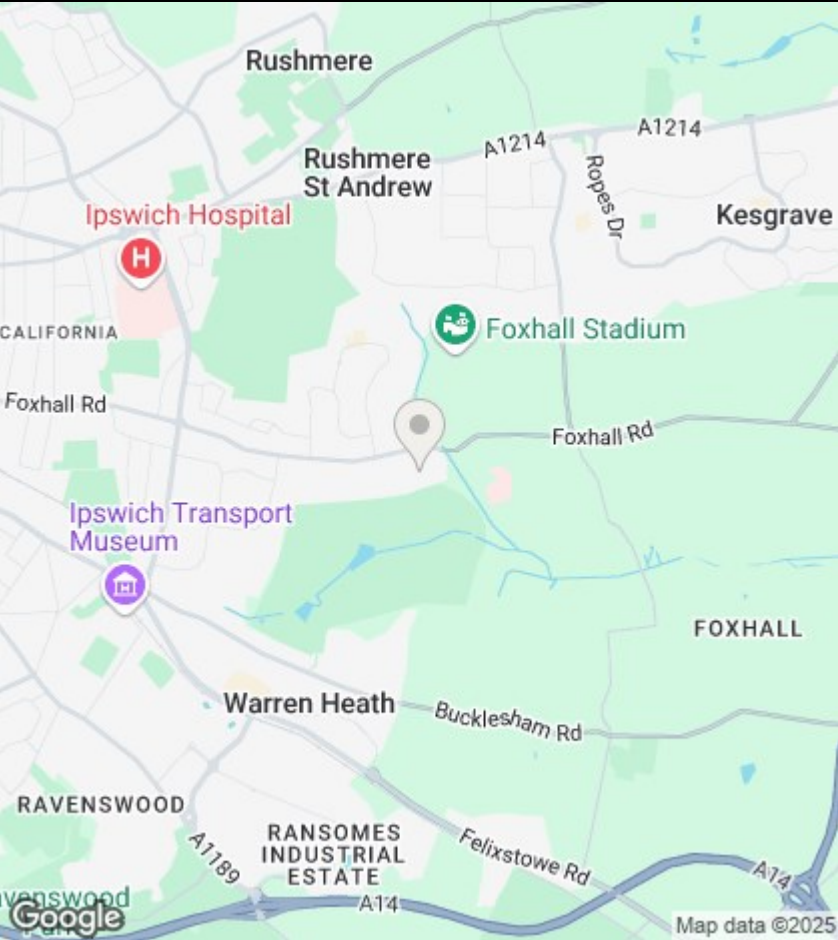
#### Family bathroom

Fitted with a suite comprising of panel bath, pedestal wash basin with tiled splashbacks, w/c, tiled flooring, radiator and window to side.

#### Outside

The property is located in a highly desirable cul-de-sac in East Ipswich with popular schooling catchments. To the front of the property there is a generous landscaped garden with mature hedging and lawn with double block paved driving leading to double garage with up and over doors with power and light connected and storage in the eaves. There is side access that leads to the rear garden which has also been maintained to a high standard and has a mixture of establish hedging and plants with lawn and patio area.

Agents Note: The property has had replacement UPVC Sash windows throughout.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

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

