

Rushmere Road | | Ipswich | IP4 3LP

£800,000

NICHOLAS
ESTATES

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£800,000

Approached via a generous driveway, this substantial family home is located on the outskirts of the desirable village of Rushmere St Andrew, found to the edge of Suffolk's county town of Ipswich. The property sits well within its plot of approx 0.3 acres (stms) and offers almost 2,250 sq ft of light, spacious and flexible accommodation.

The entrance hall provides a welcoming entrance and access to the downstairs accommodation. Comprising a office, dining room, and a lounge offering ideal space for the family to gather, and provides access to the conservatory with views across the rear garden. Towards the rear of the property is the kitchen with space

- Substantial Detached Family House
- Four Bedrooms
- Two En-Suites
- Three Reception Rooms
- Conservatory
- 0.3 acres (stms)

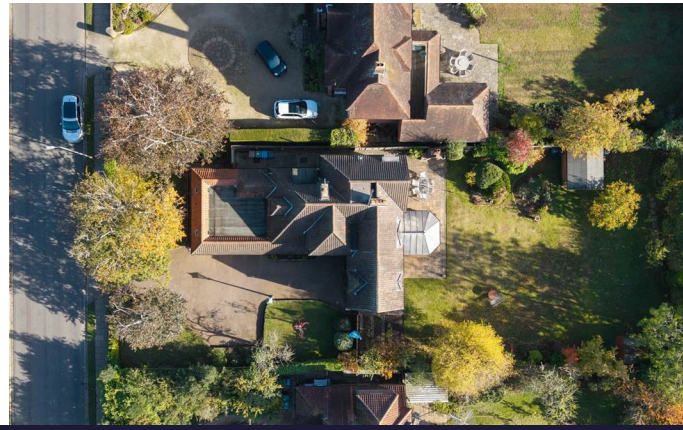
Entrance Hall
Side aspect entry door, radiator, solid wood flooring, understairs cupboard, stairs to 1st floor, doors to;

Study
18'0 max x 8'8 (5.49m max x 2.64m)
Side aspect double glazed window, radiator, carpet and fitted cupboard.

Lounge
29'7 x 12'9 (9.02m x 3.89m)
Front & rear aspect double glazed windows, two radiators, carpet, recessed spot lights, wall mounted wall lights, fireplace and rear aspect double glazed double doors to;







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Conservatory
12'7 x 11'4 (3.84m x 3.45m)
Rear & side aspect sealed unit windows and tiled flooring with under floor heating.

Dining Room
14'9 x 12'9 (4.5m x 3.89m)
Rear aspect double glazed double doors, side aspect double glazed window, wood flooring, radiator and gas fireplace.

Kitchen
12'8 x 11'9 (3.86m x 3.58m)
Side aspect double glazed window, tiled flooring, radiator, granite work surfaces with 1.5 bowl stainless steel inset sink, Qettle hot water & filter tap, integral dish washer, wall and base units, electric hob, electric double oven, recessed spot lights and door to;

Utility Area
Side aspect door, tiled floor, space for washing machine & tumble dryer, wall mounted gas fired boiler and doors to the garage and the downstairs cloakroom.

Cloakroom
Side aspect window, tiled floor, low level flush w/c, hand wash basin and radiator.

Pantry
Tiled floor, work surface, wall and base mounted units.

Landing
Side aspect double glazed window, radiator, carpet, loft access and doors to;

Bedroom 1
14'8 x 12'9 (4.47m x 3.89m)
Rear aspect double glazed window, radiator, carpet and fitted bedroom furniture, door to;

En-Suite
12'7 x 12' (3.84m x 3.66m)
Front & rear aspect double glazed windows, tiled floor with under floor heating, extractor fan, tiled walls, two floating counter top basins units with bathroom mirrors over, recessed spot lights with auto sensor, dual flush back to wall w/c, heated towel rail, central freestanding bath, tiled shower cubicle with Aqualisa shower and extractor fan.











Bedroom 2

11'8 x 11'3 excluding door recess (3.56m x 3.43m excluding door recess)

Rear & side aspect double glazed windows, radiator, carpet, fitted bedroom furniture, door to;

En-Suite

Low level flush w/c, hand wash basin, radiator, recessed spot lights, extractor fan, tiled walls and tiles shower cubicle with Aqualisa shower.

Bedroom 3

12'4 x 10'3 (3.76m x 3.12m)

Side aspect double glazed window, radiator and carpet.

Bathroom

Side aspect double glazed Dormer window, low level flush w/c, twin sink vanity unit, radiator, panelled bath, 3/4 height tiled walls, recessed spotlights and panelled bath with Aqualisa shower over.

Bedroom 4

9'9 x 6'8 (2.97m x 2.03m)

Front aspect double glazed window, radiator, eves storage and airing cupboard.

Double Garage

23'1 max x 21'1 (7.04m max x 6.43m)

Two up & over doors, power, light and internal door to house.

Outside

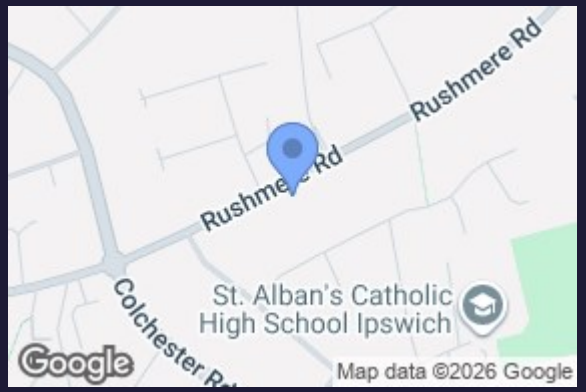
The property is approached via a 5 bar gate providing access to the generous driveway offering off road parking for several vehicles and leads to the attached double garage. To the rear the extensive fully enclosed garden is largely laid to lawn, with a generous paved patio including a purpose built brick BBQ, summer house and garden shed.







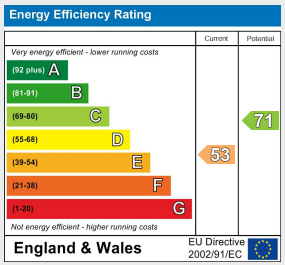








Council Tax Band **F** EPC Rating **E**



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