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# Sapling Place

## Rushmere St. Andrew, Ipswich, IP4 5TU

**Asking price £325,000**

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### Front Garden
Spacious block paved driveway parking at the side, driveway parking in front of the garage for one vehicle, plus additional driveway parking. In front of the bungalow is shingle and a flower border and a wooden side access gate.

### Entrance Hallway
Double glazed front entrance door through to entrance hallway with all doors off, radiator, dado rail and door to a built-in shelved storage cupboard.

### Lounge
16'4" x 11'8" (4.98m x 3.56m)
Accessed via glazed double doors through to the lounge, which has a high-level window to side (south) and double glazed patio doors opening to the conservatory (East), making this a light sunny room especially in the mornings. Electric fire in a marble hearth and wood surround and double and single radiators.

### Conservatory
15'2" x 7'3" (4.62m x 2.21m)
Good sized conservatory of brick and double glazed construction overlooking the garden with two access doors to the rear garden.

### Kitchen / Breakfast Room
13'9" x 10'3" (4.19m x 3.12m)
Spacious square shaped kitchen breakfast room with a plentiful selection of units, comprising base drawers, cupboards, and eye level units, Hotpoint integrated oven and a four ring gas hob, space for fridge and freezer (to remain), ample work surfaces and tiling, plumbing for a washing machine, double radiator, double glazed door and window to rear overlooking the garden, 1 1/2 bowl polycarbonate sink and a tall fitted larder cupboard.

### Bedroom One
15'0" x 8'11" (4.58 x 2.72)
Radiator and a window to front.

### Bedroom Two
11'4" x 9'2" (3.46 x 2.81)
Radiator and a window to front.

### Shower Room
7'4" x 5'6" (2.24 x 1.68)
Modern replacement shower room comprising corner shower, fully tiled walls in shower area, vanity unit wash basin and W.C., radiator, window to front, extractor fan and a wall mounted cupboard.

### Rear Garden
East and southerly facing garden enclosed by panel fencing, being laid to lawn with well kept established flower/shrub borders and small trees, side access gate, pedestrian door leading back into the garage and an outside tap. A good sized timber shed to remain which has had its roof recently replaced. There is a paved area immediately behind the conservatory, which is an absolute suntrap an ideal for sitting out having a morning cuppa.

### Garage
16'1" x 8'3" (4.91 x 2.52)
Wall mounted Baxi platinum boiler, which is serviced by Syd Wells Gas Services serviced in March 2026, pedestrian part glazed wooden door to the rear, light and power with ample eaves storage space.

### Agents Notes
Tenure - Freehold
Council Tax Band - D






















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## Road Map




## Hybrid Map




## Terrain Map



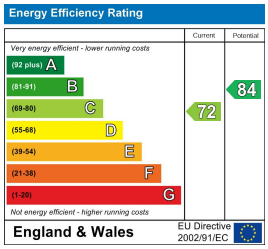

## Floor Plan

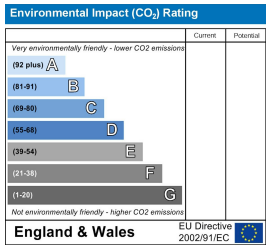



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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