



Birchwood Drive, Rushmere St. Andrew Ipswich IP5 1EB

welcome to

Birchwood Drive, Rushmere St. Andrew Ipswich

OPEN HOUSE BY APPOINTMENT ONLY SAT 31st JANUARY **RURAL LOCATION NORTH IPSWICH **NO ONWARD CHAIN **EXTENDED DETACHED FAMILY HOME **POTENTIAL TO FURTHER EXTEND (STPP) **TWO RECEPTION ROOMS **CLOAKROOM **THREE BEDROOMS **SHOWER ROOM **GARAGE **OFF ROAD PARKING **FRONT & REAR GARDENS



Entrance Door Into-Hallway

- **Stairs to the side
- **Door into-

Cloakroom

- **Low level W/C
- **Wash hand basin
- **Obscured double glazed window to the rear

Living Room

- 17' 7" x 11' 11" (5.36m x 3.63m)
- **Double glazed patio doors to rear and side
- **Gas coal effect fire with brick surround

Living Room

- 10' 8" x 8' 11" (3.25m x 2.72m)
- **Double glazed window to the front
- **Through to-

Study

- 9' 2" x 8' 8" (2.79m x 2.64m)
- **Double glazed window to the front
- **Through to-

Dining Room

- 9' 4" x 8' 5" (2.84m x 2.57m)
- **Double glazed window to the side
- **Double glazed french doors to the rear

Kitchen

- 10' 6" x 8' 10" (3.20m x 2.69m)
- **Sink unit with mixer tap over
- **Adjoining work surface with under cupboards and drawers
- **Matching base units
- **Built in gas hob and double electric oven
- **Built in wall mounted boiler
- **Space for fridge and washing machine
- **Double glazed window and door to the rear

Landing

- **Built in airing cupboard

Bedroom One

- 11' 11" x 10' 3" (3.63m x 3.12m)
- **Double glazed window to the rear
- **Built in cupboard and wardrobe space
- **Vanity wash hand basin

Bedroom Two

- 13' 7" x 9' 2" (4.14m x 2.79m)
- **Double glazed window to the rear
- **Built in storage

Bedroom Three

- 8' 9" x 7' (2.67m x 2.13m)
- **Double glazed window to the side
- **Access to loft
- **Built in cupboard over the stairs

Shower Room

- **Brand new double shower unit
- **Low level W/C
- **Was hand basin
- **Fully tiled walls
- **Obscured double glazed window to the front

Outside

Front Garden

- **Front entrance door to side lobby with door to rear
- **Open plan with flowers and shrubs
- **Lawn area
- **Paved driveway to the side leading to-

Garage

- **Up and over door
- **Power and light
- **Window and door
- **Inspection pit

Rear Garden

- **Enclosed
- **Mainly laid to lawn
- **Flower and shrub borders
- **Paved covered seating area
- **Summer house to remain



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Birchwood Drive, Rushmere St. Andrew Ipswich

- NORTH IPSWICH
- QUIET LOCATION
- GOOD SIZE FAMILY HOME
- EXTENDED TO THE SIDE
- CLOAKROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104043 - 0004

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