



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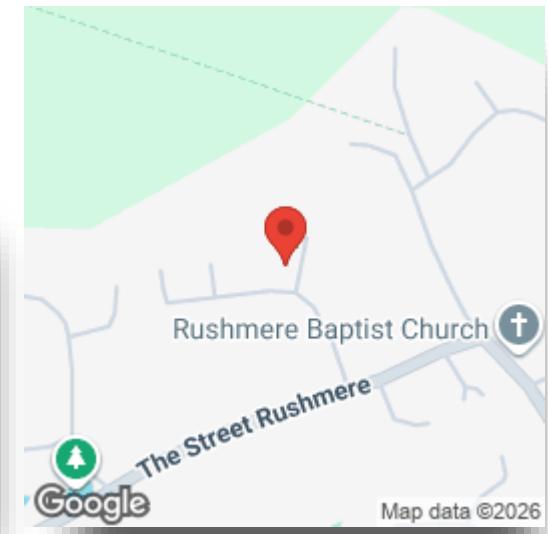
- NORTH IPSWICH
- QUIET LOCATION
- GOOD SIZE FAMILY HOME
- EXTENDED TO THE SIDE
- CLOAKROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£400,000



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Property Ref:
IPW104043 - 0004

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Awaiting Photograph

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