

Ickworth Crescent, Rushmere St. Andrew, Ipswich, IP4 5PQ

william h brown

welcome to

Ickworth Crescent, Rushmere St. Andrew, Ipswich

Substantially extended four bedroom, detached family home with a stunning open plan kitchen/diner/snug, study, en-suite, garage and ample parking. Occupying a quiet cul-de-sac position with beautifully landscaped, private gardens close to schools and amenities.

Entrance Hall
A light and welcoming entrance hall with engineered oak flooring, radiator, an understairs storage cupboard and stairs to the first floor.

Study
Double glazed window to the front, overlooking the landscaped front garden, engineered oak flooring and radiator. An ideal home office or study space.

Cloakroom
Low level WC , pedestal wash hand basin, engineered oak flooring, radiator and extractor fan.

Lounge
A spacious reception room with double glazed window to the front, engineered oak flooring, two radiators, a feature fireplace with stone surround, open plan access to the kitchen/diner/family room, creating an excellent flow throughout the ground floor.

Kitchen/Diner/Snug
A spectacular, open plan living space forming the heart of the home. The extension benefits from a vaulted ceiling, three Velux windows with fitted blinds, two additional double glazed windows overlooking the garden, patio doors opening onto the rear garden, engineered oak flooring throughout, radiators and spotlights. The kitchen is fitted with a range of cream units with granite worktop surfaces, granite splashbacks, a grey one and a half bowl sink plus drainer and chrome mixer tap, integrated pull-out bins, extractor hood, space for a Rangemaster cooker, space for a dishwasher, washing machine and fridge and freezer. The dining area provides ample room for a substantial table and chairs, while the snug benefits from a full wall of fitted cream storage units and space for a sofa.

First Floor Landing
Carpet flooring, radiator, airing cupboard and loft access.

Master Bedroom
Double glazed window to the front, carpet flooring, radiator, feature wall papered wall and a triple fitted wardrobe.

En-Suite Shower Room
Double glazed frosted window to the front, low level WC, wash hand basin, a granite surface, a shower with glass enclosure, waterfall shower head and separate shower attachment, stone effect flooring, grey heated towel rail, partially tiled walls and extractor fan.

Bedroom Two
Double glazed window to the front, carpet flooring, radiator and a fitted mirrored sliding wardrobe.

Bedroom Three
Double glazed window to the rear, carpet flooring and radiator.

Bedroom Four
Double glazed window to the rear, carpet flooring, radiator and an alcove suitable for fitted wardrobes.

Family Bathroom
Double glazed frosted window to the rear, low level WC, pedestal wash hand basin, a panel bath with glass screen and shower attachment, stone effect flooring, radiator, partially tiled walls and extractor fan.









Outside:

Front Garden & Parking
The property sits behind beautifully landscaped front gardens with a large shingled area, flower beds, established planting and pathway to the entrance. A block paved driveway provides off street parking for multiple vehicles and leads to the garage. A gated side access leads through to the rear garden.

Garage
Detached garage with up and over door, power, light, storage in the roof rafters and a side access door.

Rear Garden
A beautifully maintained, private rear garden, enjoying a sunny aspect. Features include a large wraparound patio seating area, a raised decked entertaining space, mature hedging and overhanging trees, a lawned area, a wildlife pond with decorative paving surround, brick planters and flower beds, a further shingled seating area, a shed, an outside tap, exterior lighting and a gated side access. The garden provides an excellent balance of entertaining space and practical family use, whilst enjoying a high degree of privacy.

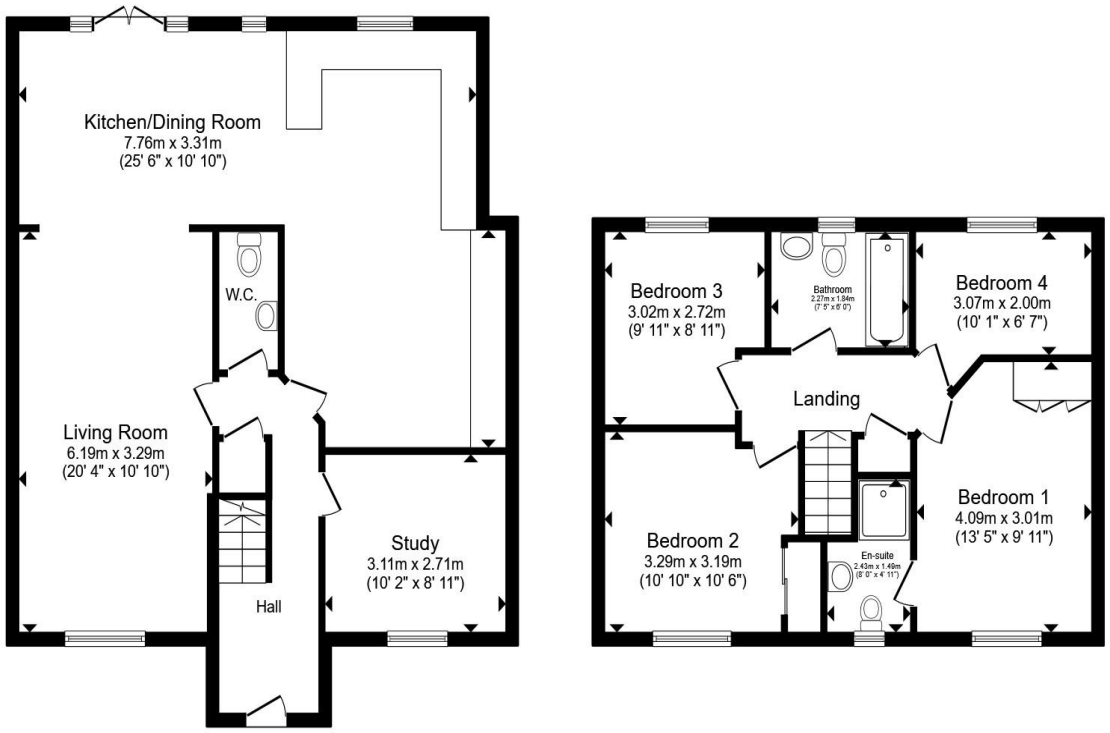
welcome to

Ickworth Crescent, Rushmere St. Andrew, Ipswich

- Substantially extended detached family home
- Four bedrooms
- Stunning open plan kitchen/diner/snug extension
- Ground-floor study & cloakroom
- Garage & ample off street parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£470,000



Total floor area 128.2 m² (1,380 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
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