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Hardwick Close

Rushmere St. Andrew, Ipswich, IP4 5XB

Guide price £285,000

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Front Garden
Hardstanding driveway access to the drive, pedestrian gate to through to the rear garden, slight overhanging open porch and a door to the front.

Entrance Hallway
Entrance door and glazed window to the side coming into the hallway, carpet flooring, stairs up to the first floor, understairs storage area, door to the lounge / diner door to the kitchen and a floor standing Johnson and Starley heating boiler.

Lounge / Diner
22'4" x 10'4" (6.82 x 3.16)
Double glazed bay window to the front with fitted blinds, carpet flooring, coving and a phone and aerial point. through to the dining area with a hatch through to the kitchen, carpet flooring, double glazed door and windows looking out onto the garden, wall lights with a dimmer switch and a thermostat.

Kitchen
8'9" x 7'9" (2.67 x 2.37)
Comprise of wall and base units with cupboards and drawers under, worksurfaces over, Asterite 1 1/2 sink bowl drainer unit with mixer tap, double glazed window to the rear with fitted blind, vinyl flooring, space for a fridge freezer, space for a freestanding oven, space and plumbing for a washing machine, further space under counter for other utilities, double glazed pedestrian UPVC door to the outside. splash-back tiling and a cupboard under the stairs.

Landing
Double glazed window to the side with a fitted blinds, access to the loft, airing cupboard housing the tank, carpet flooring, access to bedrooms one, two, three and the bathroom.

Bedroom One
13'6" x 8'9" (4.14 x 2.68)
Double glazed window to the front with fitted blinds and carpet flooring.

Bedroom Two
9'3" x 8'5" (2.84 x 2.58)
Double glazed window to the rear with fitted blinds and carpet flooring.

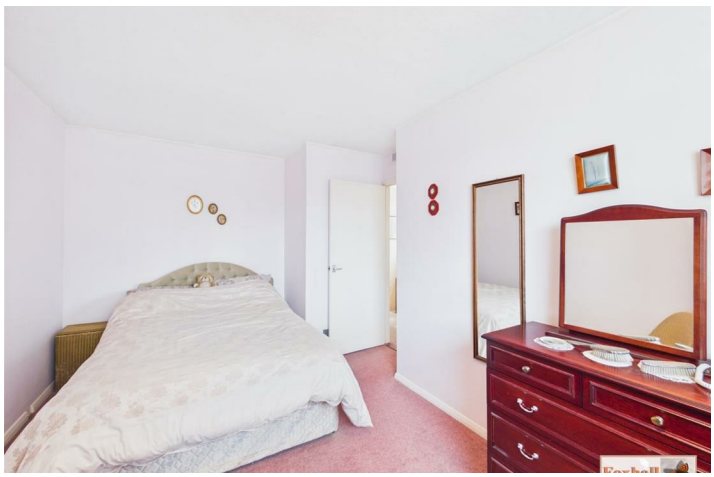
Bedroom Three
8'0" x 7'3" (2.46 x 2.23)
Double glazed window to the front with fitted blinds, cupboard over the stairs and carpet flooring.

Shower Room
6'9" x 5'4" (2.07 x 1.64)
Pedestal wash hand basin, low-flush W.C., walk-in shower cubicle with electric Mira Advanced shower over, vinyl flooring, wall mounted heater (not tested), obscure double glazed window to the rear with fitted blinds and fully tiled walls.

Rear Garden
Fully enclosed rear garden, mainly laid to lawn, with a pathway to the centre, unoverlooked from the rear with mature hedging, trees including an apple tree etc and planting, small shed to stay and an outside tap. Making a really nice rear garden with potential to extend if required.

Garage
16'10" x 8'2" (5.13m x 2.49m)
Manual up and over door, window to the rear, pedestrian gate to the side, racking and power and light.

Agents Notes
Tenure - Freehold
Council Tax Band - C



Road Map

Hybrid Map

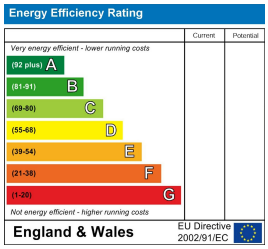
Terrain Map

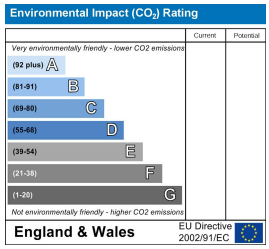
Floor Plan

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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