



Playford Lane, Rushmere St. Andrew, Ipswich, IP5 1DW

welcome to

Playford Lane, Rushmere St. Andrew, Ipswich

Located in the ever popular Rushmere village, this lovely family home benefits from a village location as well as being within easy reach of shopping options, schools and amenities. The accommodation gives flexibility and could be a THREE or FOUR bedroom home. Viewing advised.

Entrance Door

Leading into hallway.

Hallway

Upon entering the property, the hallway has benefited from being extended forward and provides an ideal space for coats and storage. Stairs rise to the first floor with storage cupboard below.

Lounge

Dual aspect room with window to front aspect and doors to rear leading into the conservatory. A feature fireplace is an ideal centrepiece to the room.

Study/Bedroom Four

This flexible space is currently being used as an excellent bedroom space, with two defined areas, giving a bedroom area and a gaming/study area. There is a window to front.

Kitchen

To the rear of the property is the kitchen/breakfast room, with space for a table, a range of eye and base level units with co-ordinated work surfaces, space for a range cooker, a window and door to rear, overlooking and leading to the garden.

First Floor Landing

Bedroom One

Window to front, with delightful view.

Bedroom Two

Window to the front, with views over trees and countryside.

Bedroom Three

Window to rear, with views over fields and countryside.

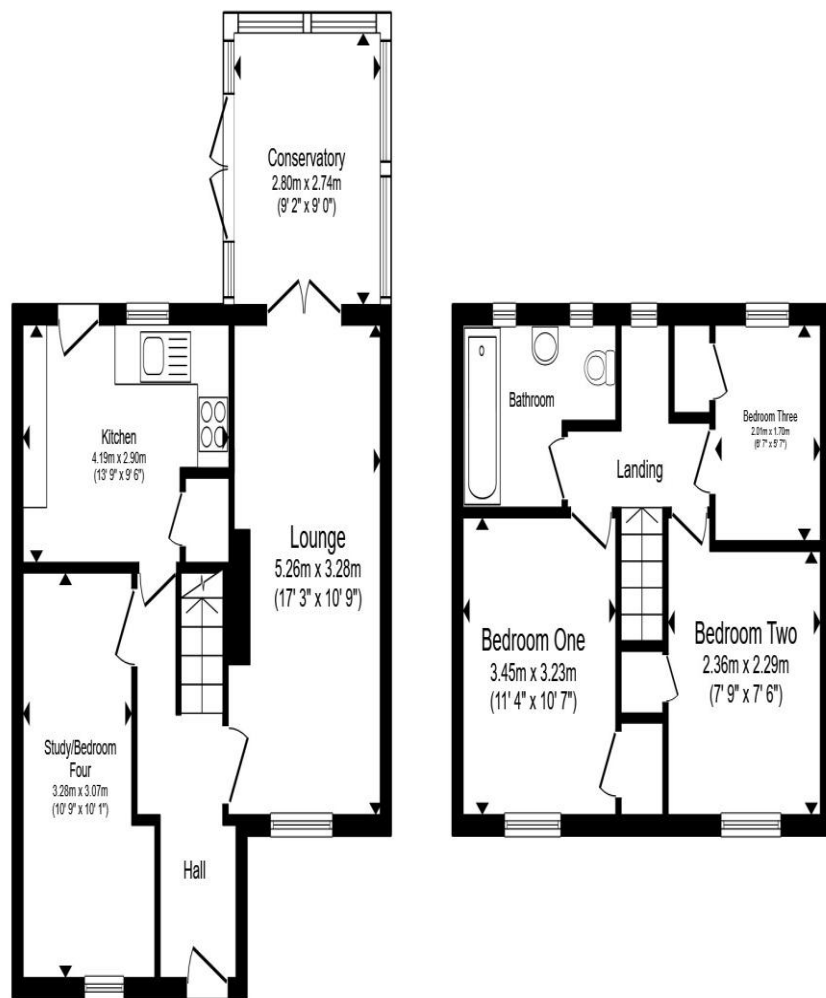
Bathroom

Three piece suite with a bath, vanity wash hand basin, low level WC, heated towel rail and window to rear,

Outside

To the front of the property, the garden is partly laid to lawn, with cottage style fencing to front. There is a block paved area for off street parking.

To the rear of house there is a covered seating area, with access to the WC and potting shed. Leading from here, the pleasant garden is mainly laid to lawn with a variety of mature plants, shrubs and trees, which give colour and personality to the space. There is a rear access gate. Also situated within the garden is the playroom/office which gives an ideal space for working for home or an additional space for a play area. Viewing is advised.



Ground Floor

First Floor

Total floor area 82.6 m² (889 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



welcome to
Playford Lane,
Rushmere St. Andrew, Ipswich

- RUSHMERE VILLAGE
- THREE/FOUR BEDROOMS
- ONE/TWO RECEPTIONS
- OFF STREET PARKING
- EXTENDED ACCOMMODATION

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£300,000



view this property online williamhbrown.co.uk/Property/IPW104393



Property Ref:
IPW104393 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk