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Bladen Drive

Rushmere St. Andrew, Ipswich, IP4 5UG

Guide price £550,000

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Front Garden
Off road parking up to four cars comfortably via an in and out driveway and a driveway leading up to the side conversion via tarmac and hard standing concrete with outside driveway lighting, there are flowerbed borders with a mixture of plants and shrubs, a lawn patch and a pathway with outside lighting leading to a side gate going into the rear garden. There is also a single step up to the front door with ring door bell to stay (which is linked into the CCTV) going into the entrance hallway. There is also an electric car charging point to the front of the property.

Entrance Hallway
Entry via a door facing the front with two double glazed obscure windows either side, coving, radiator, access to the stairs, laminate flooring, entrance mat inset into the flooring and doors to the lounge, kitchen / diner, cloakroom W.C. and the utility room.

Lounge
21'6" x 11'11 (6.55m x 3.63m)
Double glazed windows facing the front and side and a single glazed door to the rear going out to the conservatory with single glazed windows either side, two radiators, coving, a wall mounted air conditioning unit that does hot and cold and a wall mounted gas fire.

Kitchen
11'0" x 10'9" (3.35m x 3.28m)
Double glazed window facing the rear, spotlights, wall and base fitted units with cupboards and drawers, two built-in NEFF ovens, built-in NEFF microwave oven, five ring induction NEFF hob with NEFF extractor hood above, integrated dishwasher, integrated fridge and freezer, wine shelving unit, waste disposal cupboard, single stainless sink bowl with a mixer tap above and a drainer unit inset into the quartz recycled glass work-top, spotlights with black slate LVT flooring finished off with tiled splash-back.

Dining Room
11'0" x 10'0" (3.35m x 3.05m)
Double glazed window facing the front, coving, radiator, black slate LVT flooring and the opening into the kitchen

Cloakroom W.C.
Extractor fan, low flush W.C., vanity wash hand basin with a mixer tap, splash-back tiling and laminate flooring.

Utility Room
6'7" x 5'5" (2.01m x 1.65m)
Wall mounted Baxi boiler (which is 7 years old and regularly serviced), spotlights, laminate flooring, worksurface, with plumbing for a washing machine, space for a tumble dryer, wall level unit and a single glazed door going out into the conservatory.

Conservatory
18'5" x 8'3" (5.61m x 2.51m)
This is just recently been replaced and only three months old it is brick base constructed with double glazed tinted windows at the rear and sides with a tinted roof, double glazed door to the side going out into the garden. (Please note there are also blinds fitted to all the windows and doors to the rear and side), laminate flooring with two radiators.

Gym
17'0" x 8'10" (5.18m x 2.69m)
Accessible via a double glazed UPVC door from the garden, modern fitted lighting, radiator, access to the electric PV battery system which is for the solar panels, access to the consumer unit, gas meter and there are plenty of power sockets (equipment not to stay), access to the loft (which is boarded has a ladder and light) and a double glazed window facing the front.

First Floor Landing
Coving, airing cupboard, stairs to the second floor, doors

to bedrooms one, two, three, bedroom six / office and the bathroom.

Bedroom One
12'8" x 12'1" (3.86m x 3.68m)
Double glazed window facing the front, radiator wall mounted air conditioning unit and a door to en-suite shower room.

En-Suite
Spotlights, wall mounted lighting, low flush W.C., vanity wash hand basin with a mixer tap, step-in shower cubicle with tiled splash-back, stainless steel heated towel rail, lino flooring and a double glazed obscure window facing the front.

Bedroom Two
10'11" x 10'11" (3.33m x 3.33m)
Double glazed window facing the rear and a radiator.

Bedroom Three
11'1" x 10'1" (3.38m x 3.07m)
Double glazed window facing the front with a radiator.

Bedroom Six / Office
9'0" x 8'7" (2.74m x 2.62m)
Double glazed window facing the rear and a radiator (currently being used as an office).

Bathroom
6'9" x 5'5" (2.06m x 1.65m)
Double glazed obscure window facing the rear, panel bath with mixer taps and shower attachment over, vanity wash hand basin with a mixer tap, low flush W.C., stainless steel heated towel rail, lino flooring, half tiled walls and tiled splash-back.

Second Floor Landing
Double glazed large Velux skylight, spotlights and doors to bedrooms four, five and the shower room.

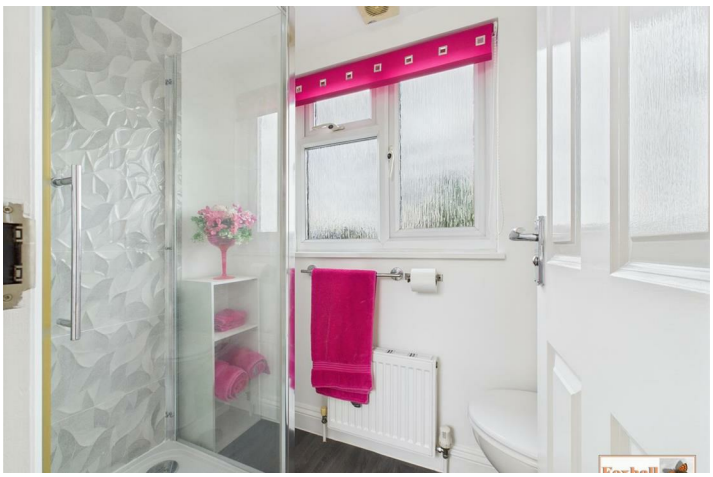
Bedroom Four
13'7" x 11'1" (4.14m x 3.38m)
Double glazed Velux skylight, double glazed window facing the rear, spotlights, two eaves storage cupboards and a radiator.

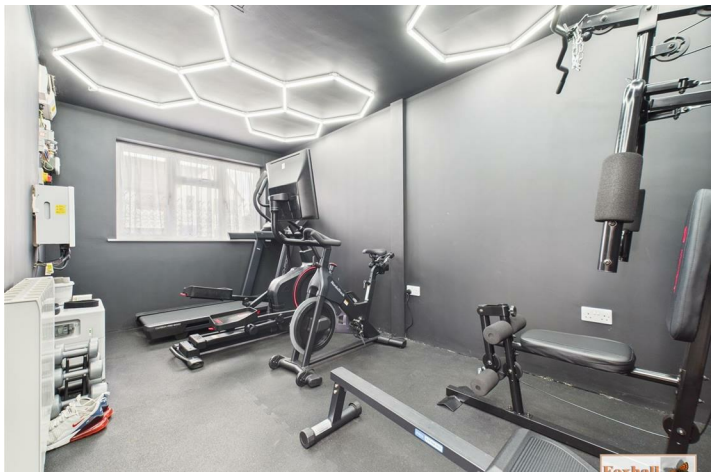
Bedroom Five
13'6" x 12'4" (4.11m x 3.76m)
Double glazed window facing the rear, double glazed large Velux skylight, spotlights, two eaves storage cupboard and a radiator.

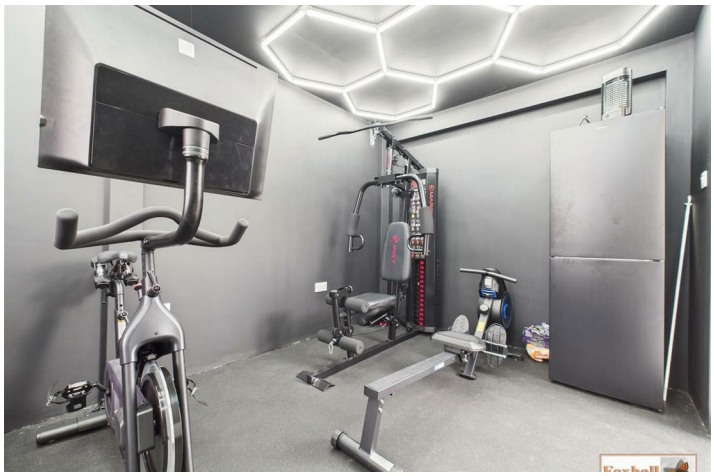
Shower Room
6'7" x 3'9" (2.01m x 1.14m)
Double glazed obscure window to the rear, spotlights, radiator, extractor fan, step-in shower cubicle, vanity wash hand basin with a mixer tap, low flush W.C. and tiled splash-back.

Rear Garden
South-easterly facing fully enclosed rear garden enclosed by panel fencing and houses a large patio area with outside lighting, shed, access to the gym, outside tap, mostly laid to lawn with a further patio area perfect for seating, entertaining or al fresco dining with a passageway leading to a gate giving you access to the front garden.

Agents Notes
Tenure - Freehold
Council Tax Band - E







Road Map

Hybrid Map

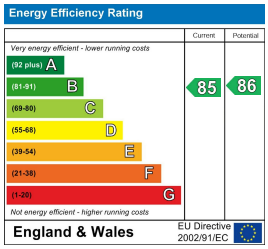
Terrain Map

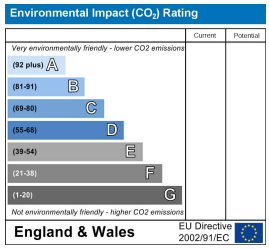
Floor Plan

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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