

Property details approval form

7 Linksfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

7 Linksfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

○ Price

£550,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > IMMACULATELY PRESENTED FOUR BEDROOM CHALET HOUSE
- > CONTEMPORARY KITCHEN/DINING SPACE, IDEAL FOR ENTERTAINING
- > HIGHLY SORT AFTER LOCATION
- > SUBSTANTIAL UTILITY ROOM WITH EXCELLENT STORAGE
- > PRIVATE GOOD SIZED GARDEN
- > MOVE-IN READY CONDITION
- > FOUR WELL PROPORTIONED BEDROOMS
- > GROUND & FIRST FLOOR MODERN SHOWER ROOMS

○ Short Description

An exceptional opportunity to acquire this beautifully presented and generously proportioned four-bedroom home situated within a highly desirable area of Ipswich. Combining space, style and convenience this superb home is presented in excellent condition throughout and is turn key ready.

○ Long Description

An impressive property offering well balanced accommodation throughout, combining space, style and convenience in the popular Rushmere St Andrew area of Ipswich.

The home comprises of a three spacious bedrooms and a further good sized fourth bedroom/study, two contemporary shower rooms one on the ground floor and one on the first floor, a elegant kitchen/dining area, a substantial utility room providing excellent additional storage and a spacious and light living area with french doors looking over the garden. Externally to the rear of the property there is a well maintained and good-sized garden, offering a private outdoor retreat ideal for al fresco dining and the property has off road parking to the front and an insulated garage with electric roller door.

The area is well served by a range of everyday conveniences, including supermarkets, shops and leisure facilities, while nearby retail parks provide a wider selection of high-street brands and dining options. For families, there are a number of well-regarded primary and secondary schools within easy reach. The property also enjoys good connectivity, with easy access to the A14, providing convenient routes towards Felixstowe, Cambridge, and beyond.

Property details approval form

7 Linkfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

Ipswich town centre is just a short drive away, offering a vibrant mix of shopping, restaurants, and cultural attractions, as well as a mainline railway station with direct services to London Liverpool Street.

○ Directions

○ Agents Note

Property details approval form

7 Linksfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

○ Room Description

Entrance Porch

Accessed via double glazed entrance door, radiator, further double glazed door leading to

Entrance Hall

Stairs to first floor, radiator, Nest control, doors leading to

Lounge

14' 3" x 11' 3" (4.34m x 3.43m)

Double glazed window to front, radiator and TV point.

Study/ Bedroom Four

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to side and radiator.

Shower Room

Comprises three piece suite, shower cubicle, wash hand basin, low level w/c and heated towel rail.

Kitchen/Diner

25' x 12' (7.62m x 3.66m)

Double glazed windows and two double glazed French doors to rear, stainless steel one and three quarter bowl sink and drainer unit set into work surfaces, integrated appliances include electric oven, electric hob with cooker hood over, integrated dishwasher, integrated microwave, integrated fridge/ freezer.

Dining area includes TV point.

Utility Room

12' 9" x 5' 8" (3.89m x 1.73m)

Selection of wall and base level units, space and plumbing for washing machine, sink and drainer unit, double glazed door to garden, further door to garage

First Floor Landing

Light tube and spotlights.

Bedroom One

17' 9" x 12' 7" (5.41m x 3.84m)

Double glazed window to front, sloping ceiling to one side, radiator, storage cupboard and spotlights to ceiling.

Bedroom Two

17' 8" x 12' (5.38m x 3.66m)

Sloping ceilings with two double glazed Velux style windows to rear and radiator.

Bedroom Three

13' 3" x 10' 2" (4.04m x 3.10m)

Shower Room

14' 5" x 9' 8" (4.39m x 2.95m)

Double glazed window to rear, vanity wash hand basin and cupboards under, close coupled W/C, walk in shower area and loft access newly refurbished.

Outside

The front of the property has decorative Granite stone drive and fencing to boundaries, off road parking, access to garage which is insulated with electric roller door and power and light, side access leading to rear garden, sandstone patio, flower and shrub border and fruit trees, fencing to boundaries, timber shed, remainder is laid to lawn. Garage is fully insulated with remote electric roller door.

Property details approval form

7 Linkfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

○ Room Description

Agent Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".

Property details approval form

7 Linksfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

○ Room Description

Property details approval form

7 Linkfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

○ Property Images



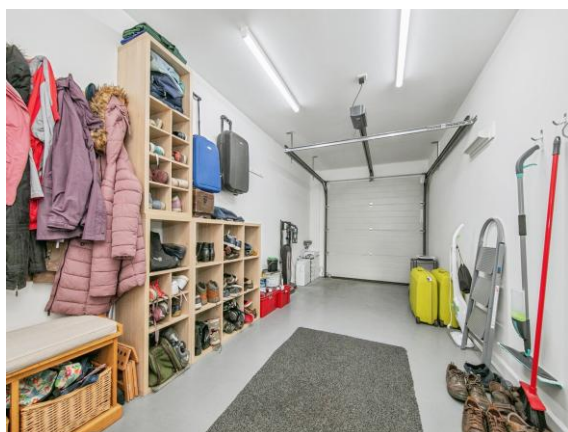
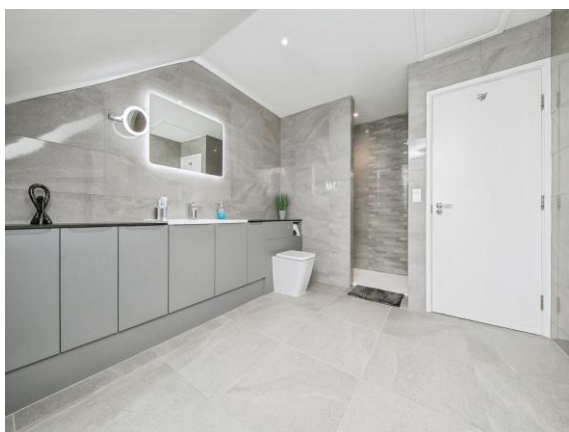
Property details approval form

7 Linkfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

○ Property Images



Property details approval form

7 Linksfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

○ Property Images



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.floorplan.com

Property details approval form

7 Linksfield, Rushmere St. Andrew, Ipswich, Suffolk, England, IP5 1BA

Date: 27 March 2026

Property Ref and Version: ICH313058 - 0002

Floor Plan

Approval

Signature

Date

Lisa Hogg		
Mr B.H. Reeves		