

Arundel Way, Rushmere St Andrew, Ipswich, IP3 8QQ

Guide Price £475,000 Freehold



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# Arundel Way, Rushmere St Andrew, Ipswich, IP3 8QQ

## INTRODUCTION

CHAIN FREE - A substantial, well extended four bedroom detached family home located to the popular Eastern fringe of Ipswich in Rushmere St Andrew's desirable Broke Hall development. The generously proportioned accommodation approaches 2000sqft and briefly comprises; entrance lobby, entrance hall, sitting and dining room, Wren fitted kitchen and separate utility room, striking family room with vaulted ceiling, and shower room on the ground floor, with landing, four bedrooms, and family bathroom on the first floor. To the outside there is a brick paved frontage providing ample parking and access to an attached garage, whilst to the rear there is a sizeable easterly facing established garden. Originally built with a double garage, one of which has been converted providing a versatile integral space, there is the additional benefit of East and West facing solar panels, predominant double glazing, gas fired central heating via a new boiler installed in December 2025, and water softener. Early viewing is highly recommended.

## SHELTERED ENTRANCE

Tiled step, double glazed front door with full height side casements to entrance lobby.

## ENTRANCE LOBBY

Herringbone parquet flooring, built-in cupboard door to entrance hall.

## ENTRANCE HALL

Radiator, herringbone parquet flooring, stairs raising to first floor, doors to.

## SITTING & DINING ROOM

11' 3" narrowing to 10' x 25' 3" (3.43m x 7.7m) Double glazed window to front, two radiators, enclosed coal effect gas fire with York stone surround, broadband point, herringbone parquet flooring, door through to family room.

## FITTED KITCHEN

16' 5" x 9' approx. (5m x 2.74m) A comprehensive range of Wren installed fitted cupboard and drawer units with gloss cream fronts, pull out racking unit, coppered slate effect work surfaces and breakfast bar, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap and separate drinking water tap, built-in electric oven and grill, inset electric induction hob, integrated dish washer, integrated tall fridge, tile effect flooring, door to utility room, opening through to family room.

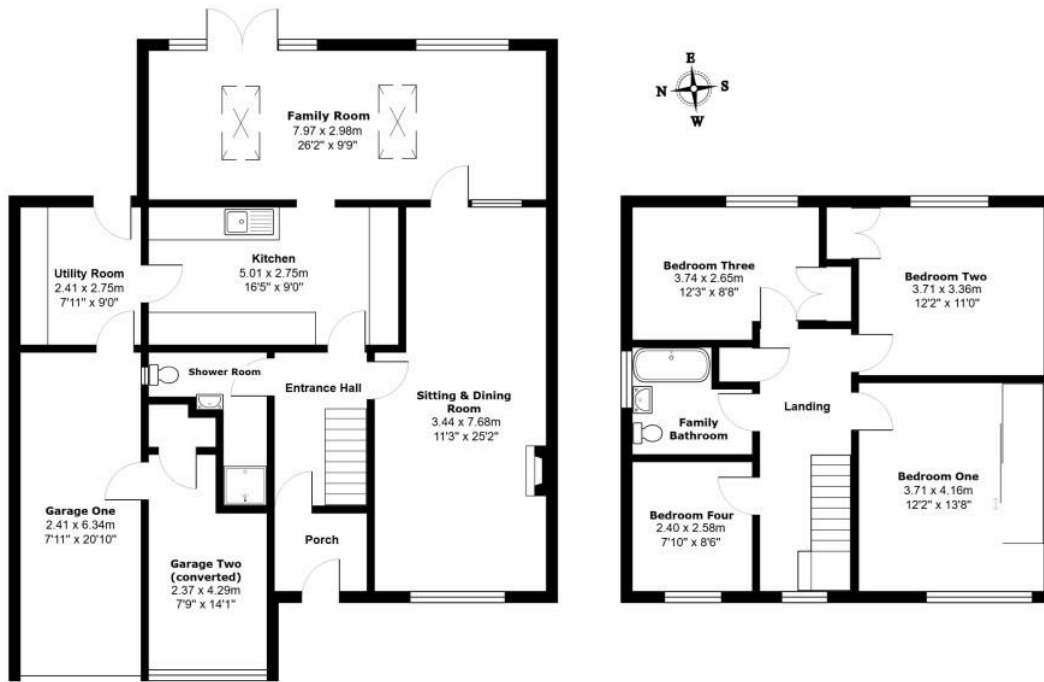
## FAMILY ROOM

26' 2" x 9' 9" approx. (7.98m x 2.97m) Double glazed window to rear, radiator, twin Velux roof windows set in vaulted ceiling, bamboo flooring, double glazed French doors opening to garden with side casements windows to rear.

## UTILITY ROOM

7' 11" x 9' approx. (2.41m x 2.74m) Radiator, double glazed door opening to garden, base level cupboard units, work surface with cupboard units atop, under counter spaces for washing machine and tumble dryer, tiled floor, integral door to garage.





Total Area: 177.1 m<sup>2</sup> ... 1906 ft<sup>2</sup>

### SHOWER ROOM

Window to side, chrome heated towel rail, double shower cubicle with fixed head electric shower and separate rinsers, mounted hand wash basin with mixer tap and cupboard under, low level WC, tiled splash backs, tiled floor.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed window to front, radiator, built-in cupboard housing modern wall mounted gas fired boiler installed in December 2025.

### BEDROOM ONE

12' 12" x 13' 8" approx. (3.96m x 4.17m) Double glazed window to front, radiator, fitted wardrobes.

### BEDROOM TWO

12' 2" x 11' (3.71m x 3.35m) Double glazed window to rear, radiator, built-in wardrobe.

### BEDROOM THREE

12' 3" x 8' 8" approx. (3.73m x 2.64m) Double glazed window to rear, radiator, built-in wardrobe.

### BEDROOM FOUR

7' 10" x 8' 6" approx. (2.39m x 2.59m) Double glazed window to front, radiator.

### FAMILY BATHROOM

Double glazed window to side, heated towel rail, panel bath with central mixer tap and electric shower over, bowl shaped hand wash basin with pedestal mixer tap set on fitted drawer unit, tiled splash backs, vinyl flooring, loft access.

### OUTSIDE

To the outside there is a brick paved frontage providing ample off-road parking and access to an attached garage, with up and over entry door, shrubs and hedging to sides and an EV charger. Gated side pedestrian access reveals a sizeable easterly facing established garden mainly laid to mature lawn and stocked with a variety of trees and shrubs, a gated picket fence separates part of the garden where there is a tool shed, and to the very rear there is a secluded area with greenhouse and wooden shed. Originally built with a double garage, one of which has been converted providing a versatile integral space, there is the additional benefit of East and West facing solar panels.

### GARAGE ONE

7' 11" x 20' 10" approx. (2.41m x 6.35m) Accessed internally from the utility room, there is a up and over main entry door, mains power and lighting, and an inner door to the adjacent garage (converted).

### GARAGE TWO (CONVERTED)

7' 9" x 14' 1" narrowing to 9' 11" approx. (2.36m x 4.29m) Versatile space, Double glazed window to front, built-in cupboard housing electric consumer unit, gas meter, water softener, solar panel controls systems and battery storage (the existing battery is not operational).

### EAST SUFFOLK COUNCIL

East Suffolk tax band E - Approximately £2,667.66 PA (2025-2026).

### NEAREST SCHOOLS (.GOV ONLINE)

Broke Hall primary and Copleston High secondary.

### DIRECTIONS

Leaving Ipswich town centre, head towards Regent St, continue to follow B1075, turn right onto Grove Ln/B1075, continue to follow B1075, continue onto Foxhall Rd, at the roundabout, continue straight, at the roundabout, continue straight onto Foxhall Rd, turn right onto Arundel Way, the destination will be on the left.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or

tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

### Energy performance certificate (EPC)

Arundel Way IPSWICH IP3 8GQ	Energy rating <b>C</b>	Valid until: 4 February 2036
		Certificate number: 0026-1209-9106-2515-1704
Property type	Detached house	
Total floor area	151 square metres	



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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