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Playford Road

Rushmere St. Andrew, Ipswich, IP5 1DD

Guide price £425,000

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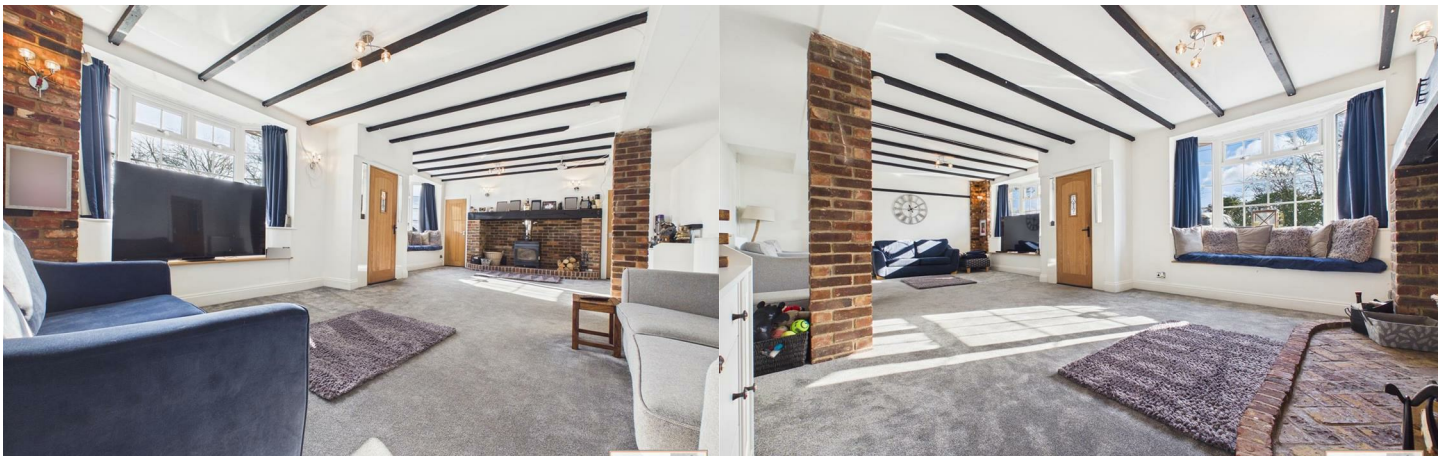


Playford Road

Rushmere St. Andrew, Ipswich, IP5 1DD

Guide price £425,000

Front Garden
Laid to hardstanding providing off-road parking for multiple vehicles and a front aspect UPVC double glazed door into the porch.

Porch
Rear aspect door into the lounge and carpeted flooring.

Lounge
29'4" x 17'4" (8.94m x 5.28m)
Two front aspect double glazed bay windows, brick inglenook fireplace with log burner, two storage cupboards, two radiators, carpeted flooring, rear aspect door to sitting room.

Sitting Room
15'0" x 11'6" (4.57m x 3.51m)
Rear aspect double glazed window, rear aspect door to the kitchen, side aspect door to the hallway, radiator and carpeted flooring.

Kitchen/Diner
28'5" x 9'9" (8.66m x 2.97m)
Base and eye-level units, square edge wooden worktops with tiled splash-backs, integrated Butler sink, integrated dishwasher, space for a Rangemaster oven and hob with stainless steel extractor over, space for washing machine, peninsula breakfast bar, tiled flooring, radiator, rear aspect double glazed window and side aspect double glazed French doors to the garden.

Inner Hallway
Rear aspect double glazed window, side aspect door to the W.C., rear aspect door to bedroom five, stairs to the first floor, radiator and laminate flooring.

Downstairs W.C.
Low-level W.C., hand wash basin with tiled splash-back and laminate flooring.

Bedroom Five
15'1" x 5'0" (4.60m x 1.52m)
Rear aspect double glazed window, rear aspect upvc double glazed door to the rear garden, upright radiator and carpeted flooring.

Landing
Doors to all bedrooms and the bathroom, loft access and carpeted flooring.

Bedroom One
12'10" x 12'3" (3.91m x 3.73m)
Two front aspect double glazed windows, door to the walk-in wardrobe, door to the potential en-suite (with plumbing but en-suite has not been fitted), radiator and carpeted flooring.

Bedroom Two
12'2" x 10'10" (3.71m x 3.30m)
Two front aspect double glazed windows, two built-in storage cupboards, radiator and carpeted flooring.

Bedroom Three
10'2" x 9'9" (3.10m x 2.97m)
Rear aspect double glazed window, built-in wardrobes, radiator and carpeted flooring.

Bedroom Four
10'2" x 9'9" (3.10m x 2.97m)
Rear aspect double glazed window, radiator and carpeted flooring.

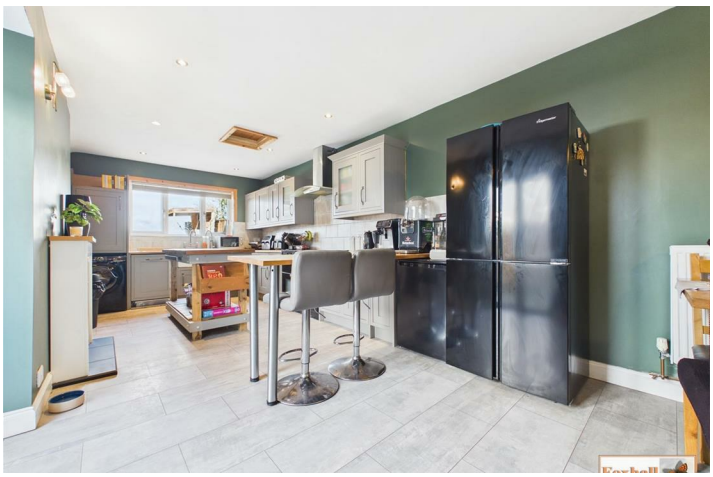
Bathroom
8'11" x 4'3" (2.72m x 1.30m)
Panel bath with Triton Enrich electric shower, hand wash basin into vanity unit, low-level W.C., radiator, rear aspect double glazed window, tiled walls and laminate flooring.

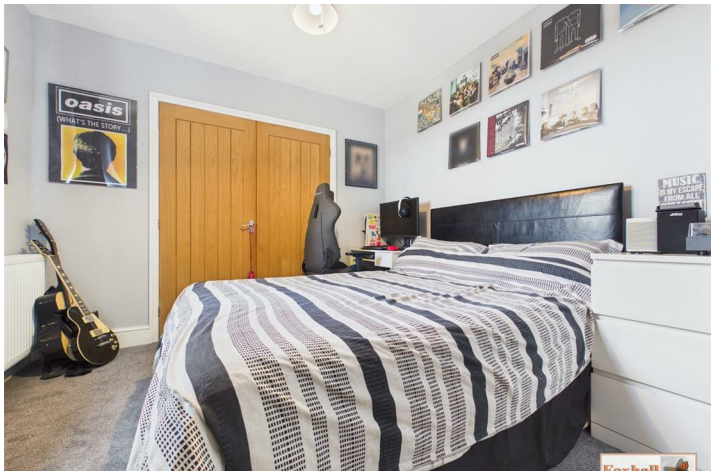
Rear Garden

Mainly laid to decking the low maintenance garden offers unobstructed field views to the rear, there is also gated access.

Agents Notes

Tenure - Freehold
Council Tax Band - A
Sept 2024 planning granted for loft conversion to give master bed with en-suite and also main bathroom to be almost doubled in size. info on East Suffolk planning portal.

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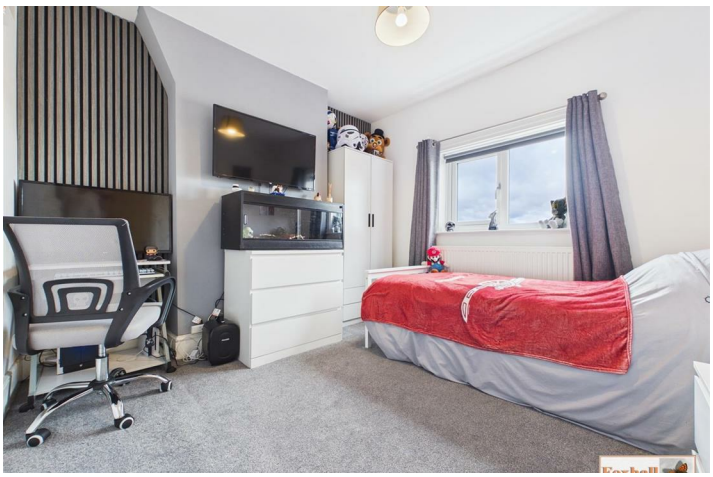


Road Map

Hybrid Map

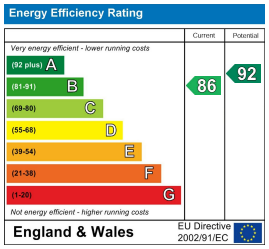
Terrain Map

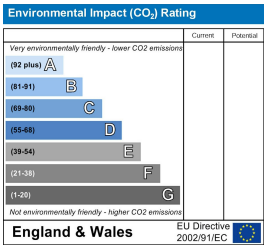
Floor Plan

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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