



1 The Lawns
Rushmere St Andrew | Ipswich | IP4 3LG



Welcoming Accommodation



An elegant three bedroom detached bungalow, offering refined single-storey living in one of Ipswich's most established residential areas. Built in 1971, the property combines generous proportions with a thoughtful layout, creating a home that feels both practical and beautifully balanced.



KEY FEATURES

- Chain Free
- Legal Ready - Subject to Probate
- Three Double Bedrooms
- Large Driveway
- Double Garage
- South Facing Garden
- Gas Central Heating (7yr remaining boiler guarantee)
- Utility Room
- Highly regarded Schools
- Town Center 15-Minute Walk

Step Inside

The welcoming accommodation centres around a spacious open-plan kitchen/dining room, perfectly positioned to enjoy views across the south-facing garden.

The kitchen has had extensive re-wiring, including lighting throughout the house and a new circuit board. The updated kitchen has been designed for both everyday living and entertaining, with built-in cooking appliances and space for a dishwasher and fridge-freezer, while the adjoining lounge is particularly impressive, with sliding glass doors that flood the room with natural light and create a seamless connection to the garden beyond.







KEY FEATURES

There are three well-proportioned bedrooms, each offering a light and airy feel, complemented by a family bathroom, separate WC and a useful utility space with provision for a washing machine and dryer. Further benefits include gas central heating (7yr boiler guarantee remains) and a double garage that has recently had a new roof, enhancing both comfort and convenience.

















KEY FEATURES

Set in a well-regarded location, the property is ideally placed for access to a selection of local schools, as well as excellent transport connections into Ipswich and beyond. With road links, bus services and rail access all within easy reach, this is a home that combines lifestyle appeal with everyday practicality.

About The Area

Ipswich is a well-established Suffolk town with a strong mix of heritage, waterfront living and everyday convenience. It offers a good blend of historic character, shopping, cafés and leisure amenities, while remaining popular with families and commuters thanks to its schools and transport connections.

It's an especially practical location: Ipswich has a wide choice of schools, rail services from Ipswich station into London, and easy access via the A12 and A14, making it well connected for travel across the region and beyond.







INFORMATION



What Three Words Location:

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

[///cracks.deal.shell](https://cracks.deal.shell)

Services, District Council and Tenure

Gas Central Heating

Mains Electricity & Water

Mains Drainage

Broadband Available – Fibre to the premises

Please check www.openreach.com/fibre-checker

Mobile Phone Reception -

Please see www.ofcom.org.uk to check

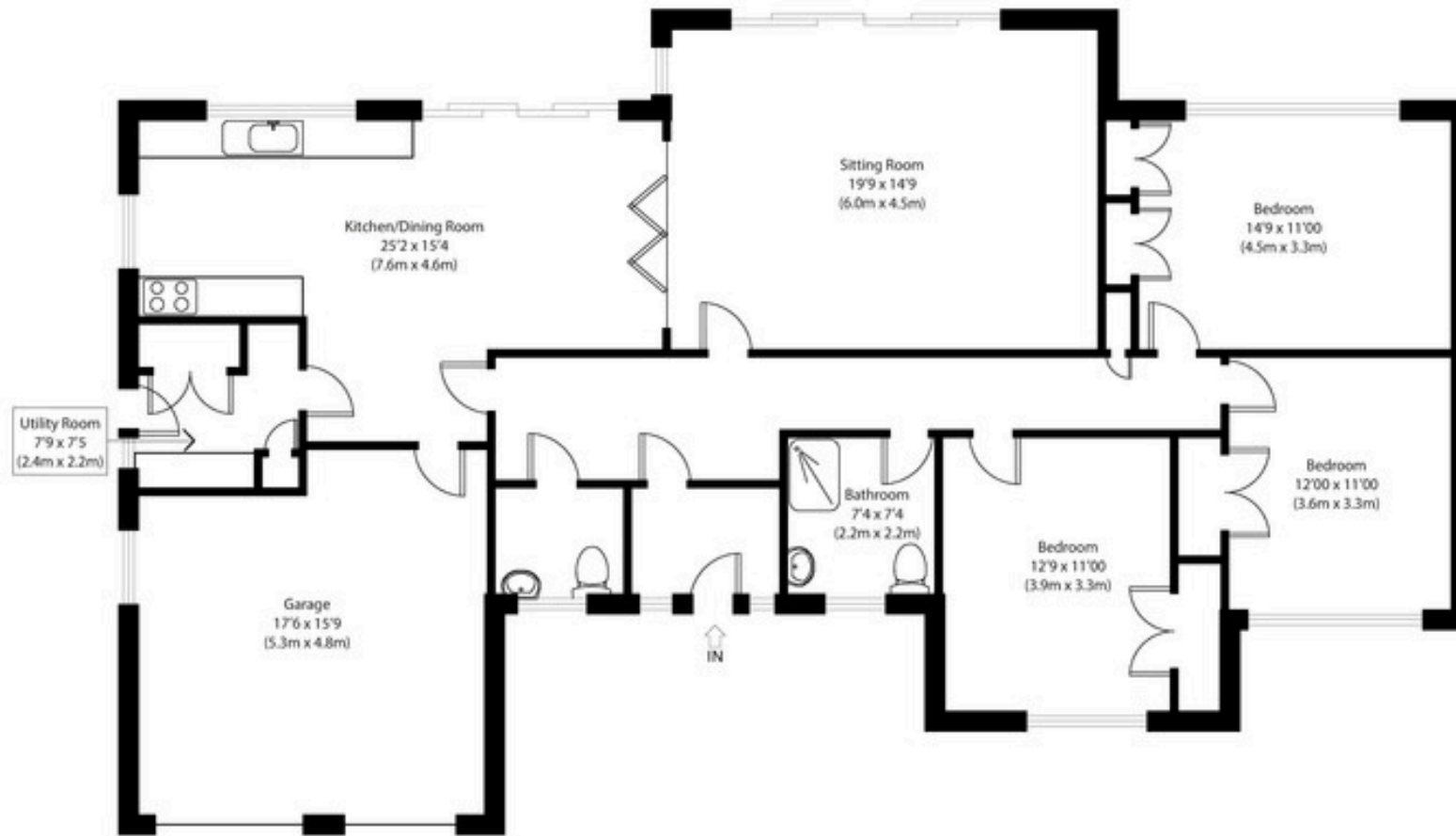
East Suffolk District Council – Band F

Freehold

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Ground Floor

Approximate Gross Internal Area
1680 sq ft (156 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

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