





BROOKE CLOSE, RUSHBROOKE

IP30 0BP

OIEO £400,000

FREEHOLD

Beautifully presented throughout, this spacious family home enjoys a delightful setting in the sought-after village of Rushbrooke, with stunning field views to both the front and rear. The versatile ground floor offers two generous reception rooms, a modern kitchen/dining room, utility room and cloakroom. Upstairs are three well-proportioned bedrooms and a stylish family bathroom. Outside, the property boasts a large wrap-around garden, perfect for families and entertaining, along with a driveway leading to a single garage, shed and summer house. A wonderful home combining space, style and a picturesque rural outlook.

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BROOKE CLOSE

• Stunning Family Home With Field Views • Semi Rural Location Close To Bury St Edmunds • Very Modern Kitchen/Dining Room • Oil Fired Central Heating • Two Well Proportioned Reception Rooms • New Double Glazing, Insulation, New Boiler and Under Floor Heating Has Been Installed Since the EPC was Issued • Generous Size Garden To All Sides • Single Garage & Ample Driveway Parking • Summer House/Outside Office • Take A Look Now With Our 3D Tour





Entrance Hall
Entrance hall with under stair storage and stairs to first floor. Radiator.

Cloakroom
WC and wash hand basin. Window to front. Radiator.

Playroom/Study
Currently being used as a playroom well proportioned room. Dual aspect windows to front and side. Radiator.

Sitting Room
Lovely spacious room with log burning stove. Window to side. Radiator.

Kitchen/Dining Room
Impressive modern kitchen with range of base, wall and drawer units with work tops over. Large pantry style corner cupboard with shelving. Integrated dishwasher and and washing machine. Space for range style oven and fridge freezer. Sky light and Bi-Fold doors on to patio. Radiator.

Utility
Large cupboard housing boiler, base and wall units with work top. Space for tumble dryer.

First Floor

Landing
Loft access.

Bedroom 1
Good sized double bedroom with fitted wardrobes. Window to side. Radiator.

Bedroom 2
Double room. Window to side. Radiator.

Bedroom 3
Window to side. Radiator.

Bathroom
Modern suite with WC, vanity wash hand basin, corner shower cubicle and bath. Window to front. Heated towel rail.

Outside

Front Garden
Gated access with drive way to single garage. Enclosed by established hedges and laid to lawn which wraps around the property.

Rear Garden
Large garden with field views, mainly laid to lawn enclosed by established hedges. Patio seating area perfect for alfresco dining and entertaining. Garden shed and summer house.

Summer House
Perfect for garden entertaining or as an outdoor office space. Power and light.

Agents Note
Since the EPC was issued in 2016 the house has been double glazed; roof and wall insulation; new boiler fitted and underfloor heating in the extension.

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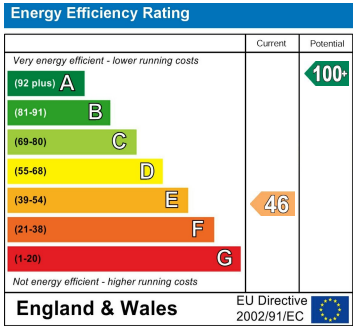












EPC Rating: E Council Tax Band: C

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