



**Birchwood Drive, Rushmere St. Andrew IPSWICH IP5 1EB**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

**Birchwood Drive, Rushmere St. Andrew IPSWICH**

**\*\*RUSHMERE LOCATION \*\*DETACHED HOUSE \*\*TWO RECEPTION ROOMS \*\*CLOAKROOM &&THREE BEDROOMS \*\*FIRST FLOOR BATHROOM  
\*\*OFF ROAD PARKING \*\*QUIET LOCATION \*\*NO ONWARD CHAIN \*\*SCOPE TO EXTEND (STPP)**



### **Entrance Door Into- Hallway**

\*\*Stairs to first floor

### **Cloakroom**

\*\*Vanity wash hand basin

\*\*Low level W/C

\*\*Wall mounted towel rail

\*\*Half tiled walls

\*\*Wood effect flooring \*\*Obscured double glazed window to rear

### **Living Room**

17' 3" x 11' 9" ( 5.26m x 3.58m )

\*\*Double glazed window to the side

\*\*Double glazed sliding doors to the rear

\*\*Wood effect flooring

### **Dining Room**

10' 3" x 8' 8" ( 3.12m x 2.64m )

\*\*Double glazed window to the front

\*\*Doorway into-

### **Kitchen**

9' 8" x 8' 9" ( 2.95m x 2.67m )

\*\*Sink unit, with mixer tap over

\*\*Adjoining work surface with under cupboards and drawers

\*\*Wall mounted matching units

\*\*Space for cooker and fridge freezer

\*\*Door to-

### **Lean To**

\*\*Double glazed windows to the side

\*\*Space for washing machine

\*\*Wood effect flooring

\*\*Double glazed doors to the rear

### **Landing**

\*\*Access to loft

\*\*Double glazed window to the front

### **Bedroom One**

14' x 8' 8" ( 4.27m x 2.64m )

\*\*Double glazed window to the rear

### **Bedroom Two**

11' 9" x 9' 9" ( 3.58m x 2.97m )

\*\*Double glazed window to the rear

\*\*Wood effect flooring

### **Bedroom Three**

8' 6" x 7' ( 2.59m x 2.13m )

\*\*Double glazed window to the front

### **Bathroom**

\*\*Wash hand basin

\*\*Enclosed bath with shower over

\*\*Low level W/C

\*\*Tiled flooring and part tiled walls

\*\*Obscured double glazed window to the front

### **Outside**

#### **Front Garden**

\*\*Open plan

\*\*Mainly laid to lawn

\*\*Pathway

#### **Rear Garden**

\*\*Enclosed

\*\*Mainly laid to lawn

\*\*Flowers & Shrubs

\*\*Pathway

\*\*Paved seating area

\*\*Gate at the rear

\*\*Storage with parking to the rear



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welcome to

## Birchwood Drive, Rushmere St. Andrew IPSWICH

- NORTH IPSWICH
- DETACHED HOUSE
- TWO RECEPTION ROOMS
- CLOAKROOM
- LEAN TO

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW103336 - 0002

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