



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

- Modern 3 Bedroom Semi Detached House
- Popular Village Close To Bury St Edmunds
- Stylish Good Sized Kitchen/Dining Room, Utility 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
- Large Wrap Around Garden
- Single Garage & Off Road 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 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.

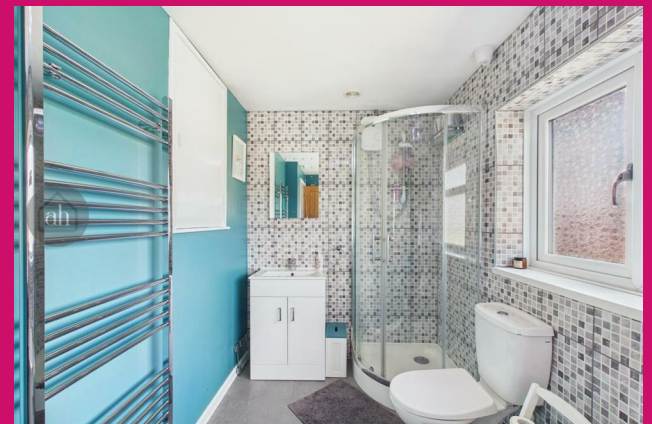
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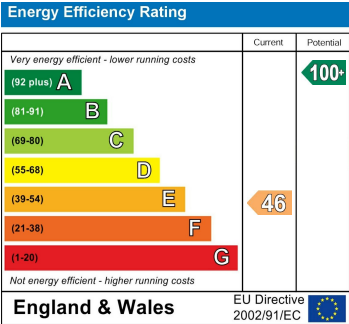
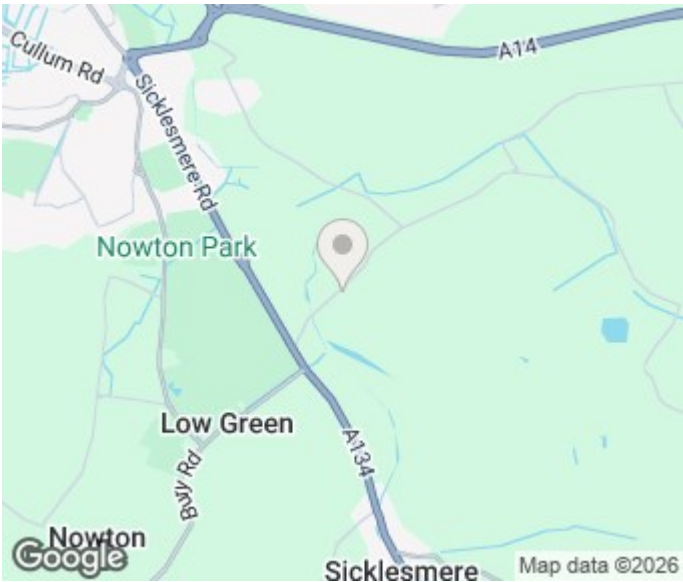
Since the EPC was issued in 2016 the house has been double glazed; roof and wall insulation; new boiler fitted and underfloor heating in the extension.

Disclaimer Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.



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EPC Rating: E Council Tax Band: C

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