

KEYSTONE



Hardwick Close, Rushmere St. Andrew, Ipswich, IP4 5XB
Offers In Excess Of £325,000

Extended Semi-Detached House
Lounge
Kitchen/Diner
Garden Room
Garage & Driveway

Three Bedrooms
Family Room
Cloakroom
Refitted Bathroom
Popular Location

Hardwick Close, Ipswich IP4 5XB

Nestled in the sought-after area of Hardwick Close, Rushmere St. Andrew, this charming extended semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the spacious kitchen/diner, which has been thoughtfully designed to create a warm and welcoming atmosphere for family meals and gatherings. The refitted bathroom adds a touch of contemporary elegance, ensuring that your daily routines are both convenient and enjoyable.

The location is particularly appealing, situated in a popular neighbourhood that boasts a friendly community and easy access to local amenities. Whether you are looking for nearby parks, schools, or shops, everything you need is within reach.

Do not miss the chance to make this lovely house your new home.



Front entrance door
Leading to porch with tiled flooring and storage cupboard.

Door to Hallway
With solid wood flooring, radiator and stairs to first floor.

Lounge
13'3 x 10'4
Bay window to front and radiator.

Kitchen/Diner
16'5 x 8'7
Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit with tiled splash back, built-in hob with extractor over, built-in oven, and space for dishwasher. Window and French doors to rear and radiator.

2nd reception room
14'5 x 10'7
Patio doors to rear, radiator and feature fireplace.

Inner Lobby
With tiled flooring and door to garage.

Cloakroom
Fitted with WC, hand basin, tiled splash back, radiator, window to front and tiled flooring.

Garden Room
16'6 x 8'5
With windows to rear, door rear, radiator, tiled flooring. Fitted units and space and plumbing for washing machine.

First Floor
Landing with window to side, built-in storage cupboard and loft access.

Bedroom 1
13'5 x 8'6
With window to the front, radiator, wood flooring and built-in wardrobes.

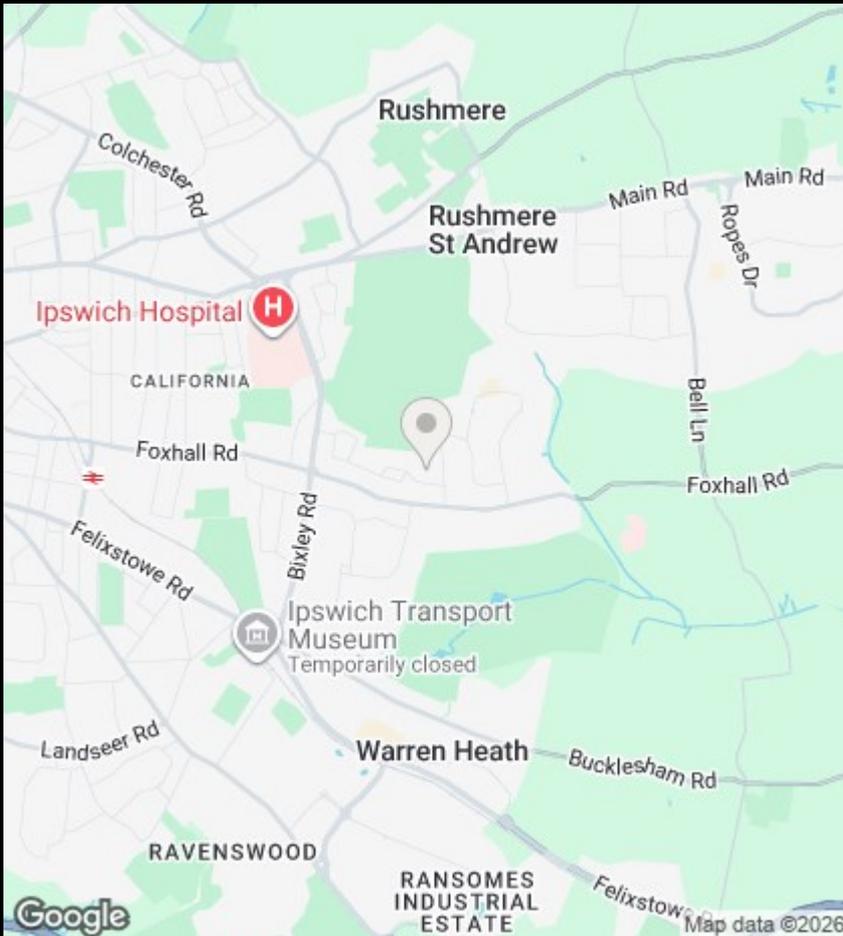
Bedroom 2
9'3 x 8'7
Window to rear, radiator and wood flooring.

Bedroom 3
7'9 x 7'6
Window to front, radiator and a built-in storage cupboard.

Bathroom
Re-fitted with a panelled bath with shower over, WC, vanity inset sink, window to rear and heated towel rail.

Outside
To the front of the property there is a driveway that leads to a garage with an up and over door.

The rear garden is enclosed with timber fencing and predominantly laid to lawn with patio area.



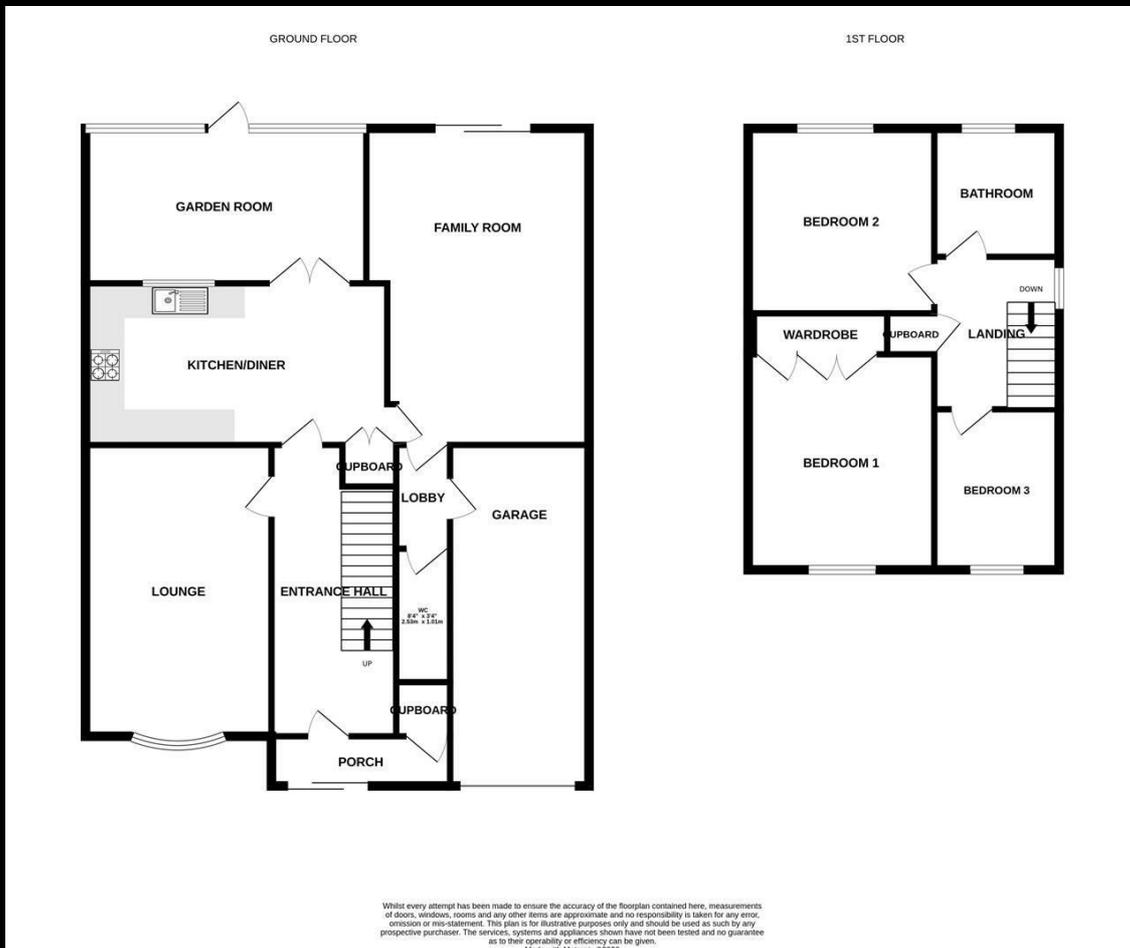
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020