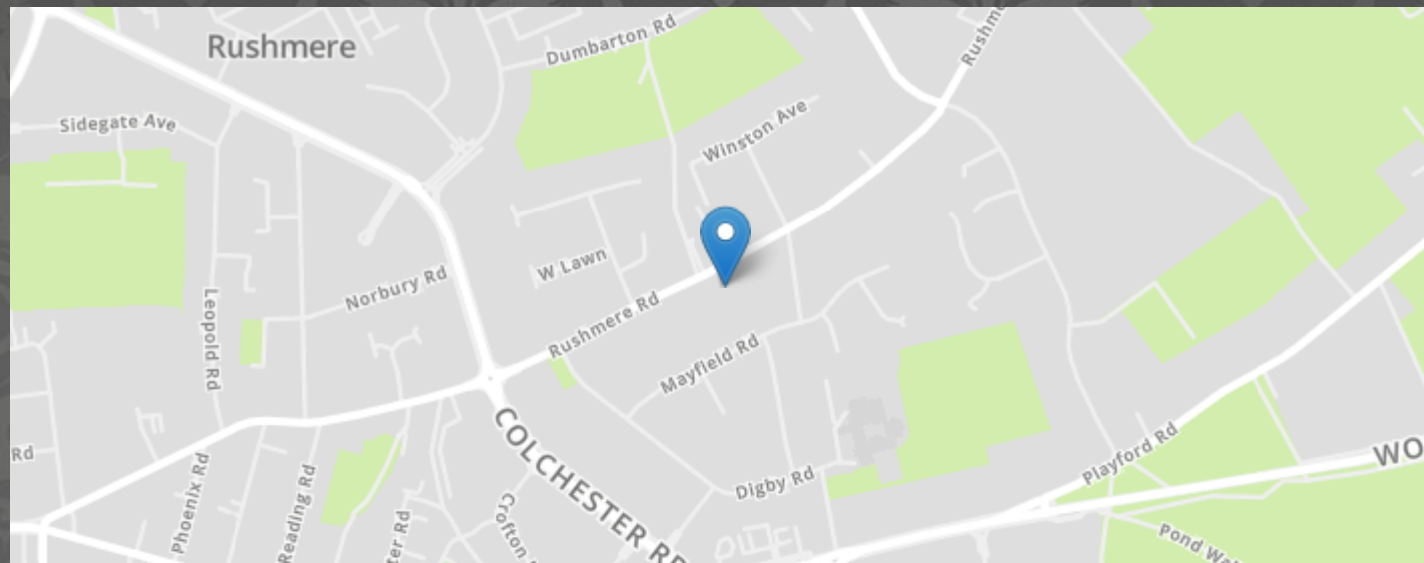


Rushmere Road, Ipswich



- *** NO ONWARD CHAIN ***
- SUBSTANTIAL PLOT
- CONSERVATORY AND SUN ROOM
- GENEROUS, MATURE FRONT AND REAR GARDENS
- MARKET TOWN OF WOODBRIDGE NEARBY
- DESIRABLE ROAD IN EAST IPSWICH
- SITTING ROOM AND SEPARATE DINING ROOM
- DOUBLE GARAGE AND OFF ROAD PARKING
- CLOSE TO RUSHMERE VILLAGE
- LOCAL SCHOOLS, SHOPS AND AMENITIES NEARBY

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MARKS & MANN



Rushmere Road, Ipswich

*** NO ONWARD CHAIN ***

Fantastic, DETACHED THREE BEDROOM FAMILY HOME, situated on a SUBSTANTIAL PLOT, on this desirable road in EAST IPSWICH. The property features GENEROUS, MATURE front and rear GARDENS, a DOUBLE GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting room, dining room, kitchen, CONSERVATORY, SUN ROOM, three bedrooms, a family bathroom and separate WC. An early viewing is STRONGLY ADVISED to avoid disappointment.

£525,000

Rushmere Road, Ipswich

Entrance hall

Spacious entrance hall with two full height glass panel windows and a glass door to front, providing an abundance of natural light, stairs to first floor with under stairs storage cupboard, further storage cupboard and doors to the kitchen and sitting room.

Sitting room

4.24m x 3.63m (13' 11" x 11' 11") Light and airy room with window to front, feature fireplace and glass double doors into:

Dining room

3.65m x 3.33m (12' 0" x 10' 11") Door to kitchen and two full height glass panel windows and glass double doors leading into:

Conservatory

3.88m x 2.08m (12' 9" x 6' 10") Windows and French doors to rear, overlooking and giving access to the beautiful rear garden, internal windows and glass door to:

Sun room

3.18m x 2.08m (10' 5" x 6' 10") Internal window to kitchen, windows and glass door to side, giving access to the rear garden.

Kitchen

2.98m x 2.97m (9' 9" x 9' 9") Internal window to rear into sun room, range of matching base units with worktops over, sink, space for a cooker, storage cupboard housing the boiler, space for a breakfast table, door to pantry with shelving and further door to:

Inner hall

Access to the coal room and further store room, opening through to:

Double garage

6.68m (max) x 5.49m (21' 11" x 18' 0") Two up and over doors, power and light connected and french doors to the rear garden.

First floor landing

Window to side, doors to all three bedrooms, the family bathroom and separate WC.

Bedroom one

4.24m x 3.62m (13' 11" x 11' 11") Window to front, fitted wardrobes.

Bedroom two

3.64m x 3.34m (11' 11" x 10' 11") Window to rear, overlooking the garden.

Bedroom three

3.02m x 2.22m (9' 11" x 7' 3") Window to rear, overlooking the garden, built in storage cupboard and access to the airing cupboard with useful shelving.

Family bathroom

Window to front, panel enclosed bath, hand was basin.

Separate WC

Window to front, WC.

Outside

The property sits on a substantial plot with a large lawned area to front, with plant, shrubs and trees. A driveway provides off road parking for multiple vehicles, leading to the double garage with power and light connected, leading to the front door. A side gate giving access to the fantastic rear garden.

The generous rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plants, shrubs and trees, enclosed by mature hedging. Towards the rear of the garden are three good sized sheds, which we understand are to remain. A personnel doors gives access to the garage.

Important information

Tenure - Freehold.
Services - we understand that mains electricity, water and drainage are connected to the property. Heating is oil fired central heating.
Council tax band E.
EPC rating TBC.
Our ref: SM/elr.

Rushmere Road, Ipswich

Location

The property is situated on a desirable road on the outskirts of East Ipswich, close to beautiful Rushmere Village and within easy reach of Ipswich's town centre and it's popular waterfront, as well as Martlesham Retail Park with Tesco Extra, Next, M&S Food Hall, DIY stores, and other outlets.

Highly regarded primary and secondary schools are nearby, as is the popular market town of Woodbridge which sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

Directions

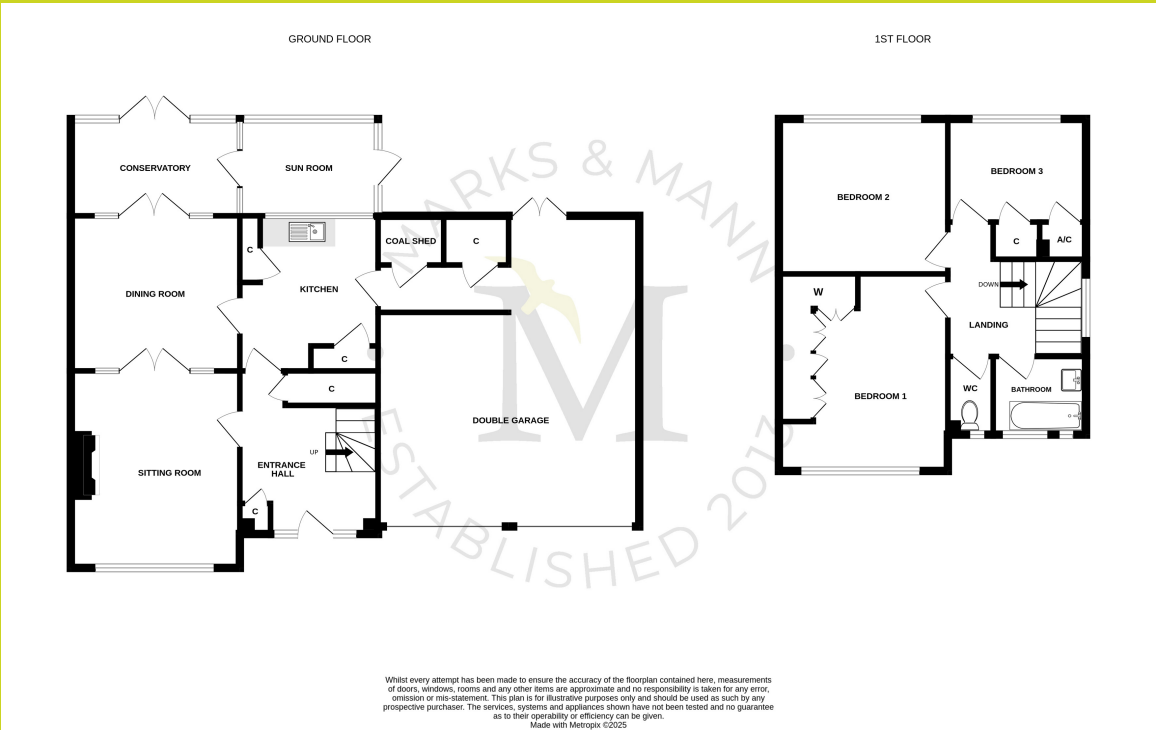
Using a SatNav, please use IP4 3LP as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

