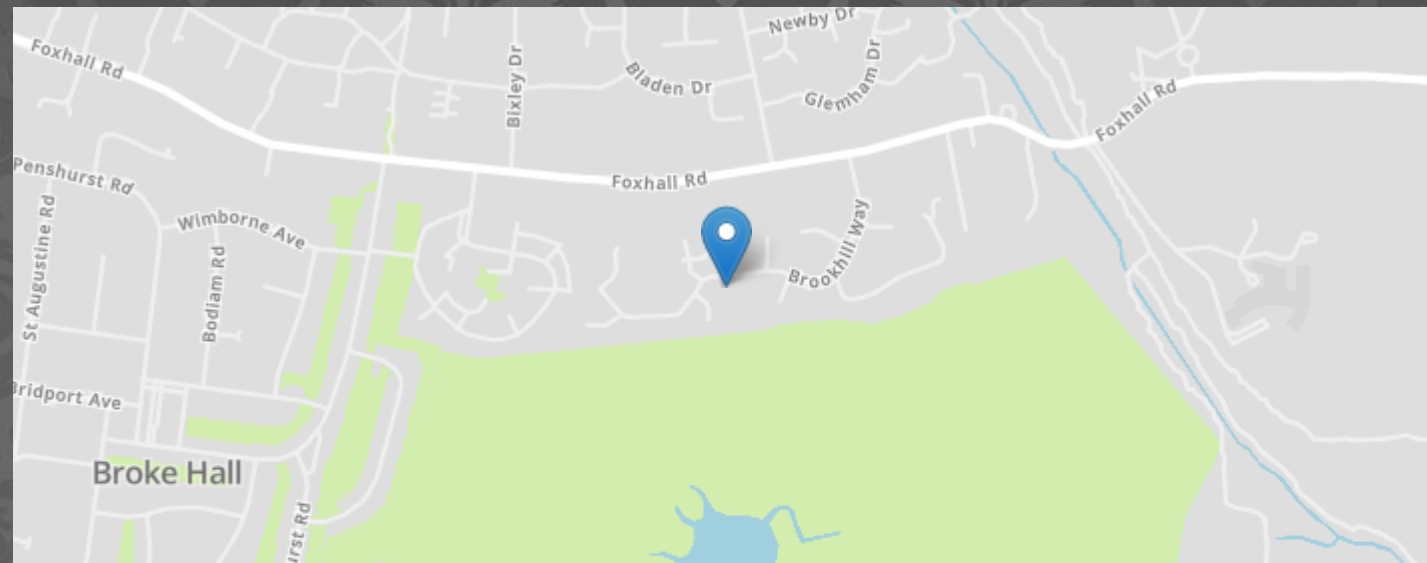


**Brookhill Way, Rushmere St Andrew, Ipswich**



- FIVE BEDROOM DETACHED HOUSE
- DRIVEWAY PROVIDING OFF ROAD PARKING & DOUBLE GARAGE
- THREE RECEPTION ROOMS, KITCHEN/DINER WITH BI FOLD DOORS
- DRESSING AREA & ENSUITE TO MASTER BEDROOM, ENCLOSED REAR GARDEN
- WELL KEPT AND WELL PRESENTED
- POPULAR BROOKHILL PARK IN RUSHMERE ST ANDREW
- DOUBLE GLAZED WINDOWS & GAS HEATING VIA RADIATORS
- GROUND FLOOR CLOAKROOM & FIRST FLOOR FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED

**MARKS & MANN**

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**MARKS & MANN**



## **Brookhill Way, Rushmere St Andrew, Ipswich**

Introduced to the market for sale is this exceptional five bedroom detached home. The property is nestled within in a quiet location to the east of Ipswich on the sought after road of Brookhill way.

Internally the property offers, to the ground floor: Entrance hall, living room, kitchen/diner which features bifold doors to the rear aspect, snug/sitting room, office and cloakroom. To the first floor: Landing, bedroom one which features fitted wardrobes and en-suite, bedroom two, bedroom three, bedroom four, bedroom five/office and the family bathroom. Externally the property benefits from off road parking to the front plus a double garage, garden space to the front aspect and a generous rear garden.

The property has been upgraded over the course of ownership and is being sold with no forward chain.

Call now to register your interest and arrange a private first hand viewing.

**£725,000**



Brookhill Way, Rushmere St Andrew, Ipswich

Front Garden

Driveway providing off road parking leading to the double garage. Lawned area with plant/shrub borders and hedge to front. Side access gate. Path leading to:

Entrance Door

Panel and glazed door to front leading to:

Hallway

Stairs leading to first floor. Under stairs storage cupboard. Coved ceiling. Oak flooring. Radiator.

Lounge

19' 5" x 11' 11" (5.92m x 3.62m)  
Double glazed window to front. Double glazed french doors opening on to the rear garden. Radiator. Coved ceiling.

Dining Room

12' 8" x 10' 3" (3.85m x 3.12m)  
Double glazed window to rear. Radiator. Coved ceiling.

Study

8' 10" x 8' 10" (2.70m x 2.70m)  
Double glazed window to front. Radiator. Coved ceiling. Fitted desk units.

Cloakroom

Double glazed window to side. Low-level WC. Pedestal wash hand basin. Radiator. Oak flooring. Tiled splashbacks.

Kitchen/Diner

18' 8" x 14' 4" (5.70m x 4.37m)  
Double glazed bi fold doors opening on to the rear garden. Double glazed window to front. Range of eye level units and range of base units with cupboards and drawers. Inset lights. One and a quarter drainer sink unit with mixer tap. Integrated fridge/freezer, dishwasher, washing machine, wine cooler and microwave. Fitted electric double oven. Fitted electric hob with extractor hood over. Tiled flooring.

Landing

Loft access. Radiator. Doors to:

Bedroom One

18' 9" reducing to 11'3" x 11' 11" (5.72m reducing to 3.42m x 3.63m)  
Double glazed window to front and rear. Radiator. Inset lights. Dressing area with three built in wardrobes. Door to:

Ensuite

Double glazed window to rear. Pedestal wash hand basin. Low-level WC. Double shower cubicle. Tiled splashbacks. Heated towel rail. Tiled flooring. Inset lights.

Bedroom Two

10' 5" x 9' 10" (3.18m x 2.99m)  
Double glazed window to rear. Radiator. Two built in wardrobes. Laminate style flooring.

Bedroom Three

12' 4" x 8' 11" (3.77m x 2.71m)  
Double glazed window to front. Radiator. Laminate style flooring.

Bedroom Four

12' 2" x 8' 2" (3.72m x 2.49m)  
Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Five

8' 5" x 7' 10" (2.56m x 2.40m)  
Double glazed window to front. Radiator. Laminate style flooring.

Family Bathroom

8' 11" x 7' 3" reducing to 4'6" (2.72m x 2.22m reducing to 1.38m)  
Double glazed window to rear. Free standing bath with mixer tap. Low-level WC. Pedestal wash hand basin. Tiled splashbacks. Tiled floor. Inset lights.

Rear Garden

Panelled fencing to sides and rear. Laid to lawn with mature shrubs and trees. Shed. Patio areas.

Double Garage

Two up and over doors. Power and light. Panel and glazed door to rear.

Brookhill Way, Rushmere St Andrew, Ipswich

Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

School Admissions

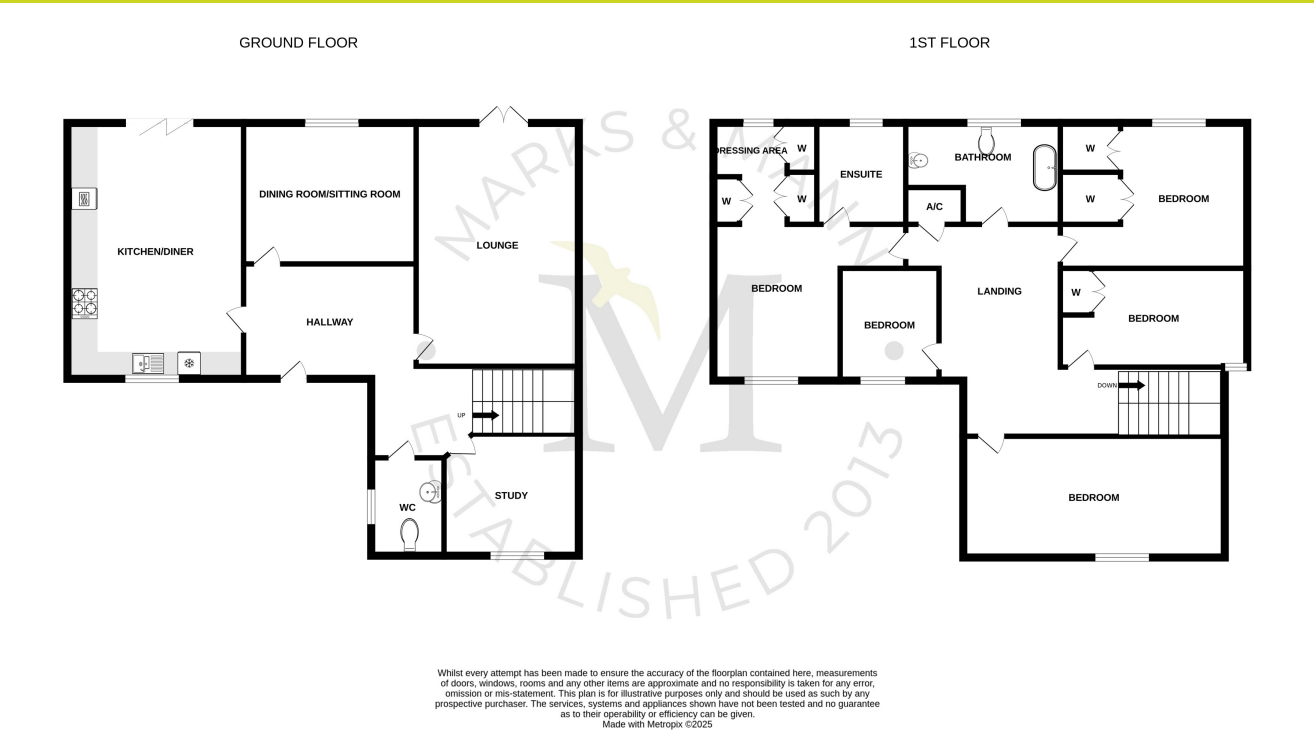
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit:  
[www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

Council Tax Band

At the time of instruction the council tax band for this property is band G.



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

