

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# MARKS & MANN



## Hardwick Close, Rushmere St Andrew, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME located in the Rushmere Park area in the East of Ipswich. The residence falls within the Broke Hall Primary School & Copleston High School catchment area.

The property benefits from porch, entrance hallway, cloakroom, lounge/dining room, kitchen, four bedrooms and family bathroom. Further benefits include double garage, off road parking, double glazed windows, gas central heating and enclosed rear garden.

The property is situated within close proximity to Ipswich Hospital, regular bus stops and walking distance to Rushmere Heath. Early viewing is advised!!!

**£435,000**

# MARKS & MANN

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

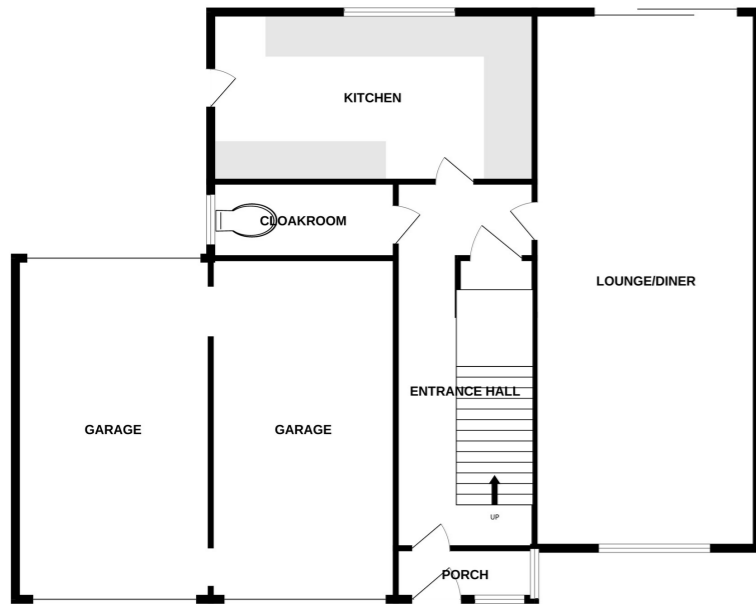
01473 396 296

contactipswich@marksandmann.co.uk

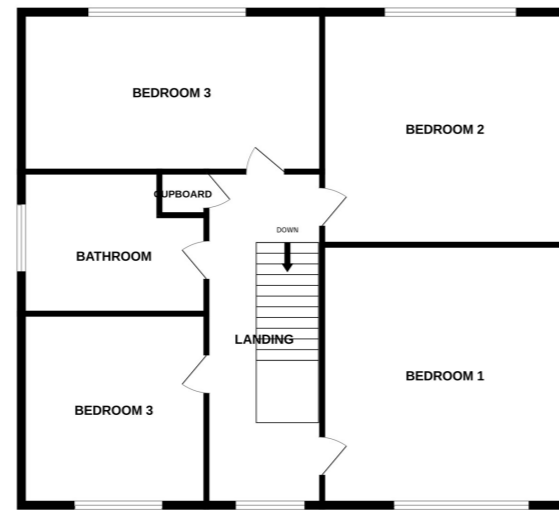
Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)



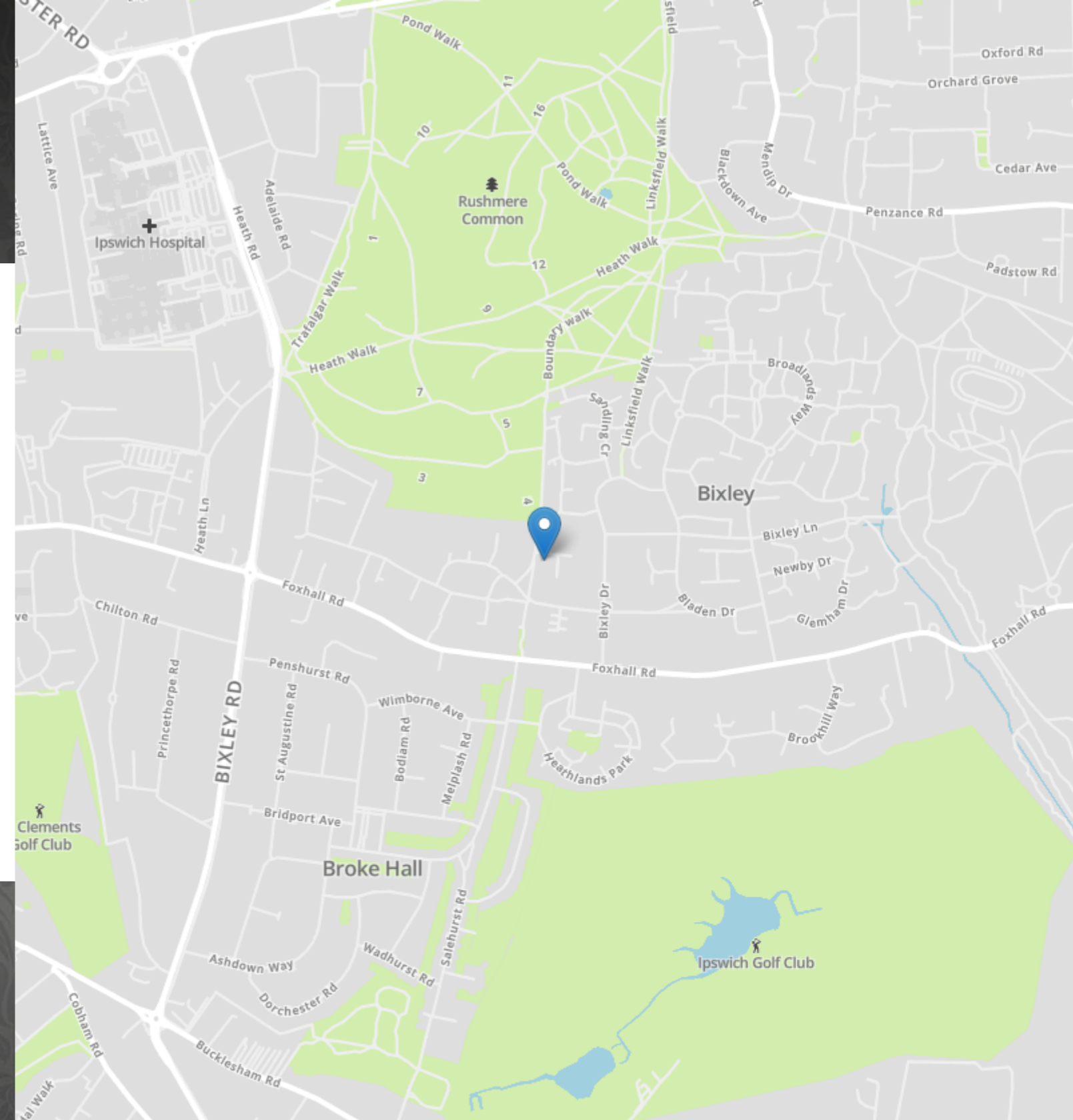
GROUND FLOOR



1ST FLOOR



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.  
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99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.  
Landline 01473 396296  
Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

- FOUR BEDROOMS
- EAST IPSWICH
- LOUNGE/DINING ROOM
- DOUBLE GARAGE & OFF ROAD PARKING
- DOUBLE GLAZED & GAS CENTRAL HEATING

- DETACHED FAMILY HOUSE
- BROKE HALL PRIMARY & COPLESTON HIGH SCHOOL CATCHMENT AREA
- CLOAKROOM & FAMILY BATHROOM
- FRONT & REAR GARDENS
- VIEWING ADVISED!!!

**Front**

Hard standing driveway providing off road parking for four cars. Laid to lawn area. Mature plants, shrubs and trees. Path leading to entrance door.

**Porch**

Double glazed door to front. Double glazed window to front. Door leading to:

**Entrance Hallway**

Stairs leading to first floor. Under stairs cupboard. Radiator. Doors to:

**Cloakroom**

Double glazed window to side. Low level WC. Hand wash basin. Tiled splashback. Radiator.

**Lounge/Dining Room**

7.45m x 3.76m (24' 5" x 12' 4")  
Double glazed window to front.  
Double glazed sliding door to rear.  
Two radiators. Serving hatch. Coved.

**Kitchen**

4.29m x 2.84m (14' 1" x 9' 4")  
Double glazed window to rear. Double glazed door to side. Range of eye level units. Range for base level units with cupboards and drawers. Single sink and drainer unit with mixer tap over. Tiled splashback. Wall mounted boiler. Integrated oven and hobs with extractor hood over. Space for washing machine and fridge freezer. Karndean flooring. Breakfast bar. Coved.

**Landing**

Double glazed window to front. Loft access. Storage cupboard. Radiator. Doors to:

**Bedroom One**

3.82m x 3.79m (12' 6" x 12' 5")  
Double glazed window to front.  
Radiator.

**Bedroom Two**

3.77m x 3.56m (12' 4" x 11' 8")  
Double glazed window to front.  
Radiator.

**Bedroom Three**

4.33m x 2.51m (14' 2" x 8' 3")  
Double glazed window to rear.  
Radiator. Coved.

**Bedroom Four**

2.68m x 2.40m (8' 10" x 7' 10")  
Double glazed window to front.  
Radiator. Coved.

**Bathroom**

Double glazed window to side. Panel bath with shower over. Low level WC. Hand wash basin. Tiled walls. Vinyl style flooring. Radiator. Extractor fan.

**Rear Garden**

Fully enclosed. Laid to lawn. Patio area. Path. Pond. Two sheds. Greenhouse. Mature plants, shrubs and flower beds. Outside tap. Side access via gate.

**Double Garage**

Power & Lighting. Two up and over doors to front. One up & Over door to rear giving access to rear garden.

**Disclaimer**

In accordance with the Property Misdescriptions Act (1991) 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.

**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.

**Council Tax Band**

At the time of instruction the council tax band for this property was band E.