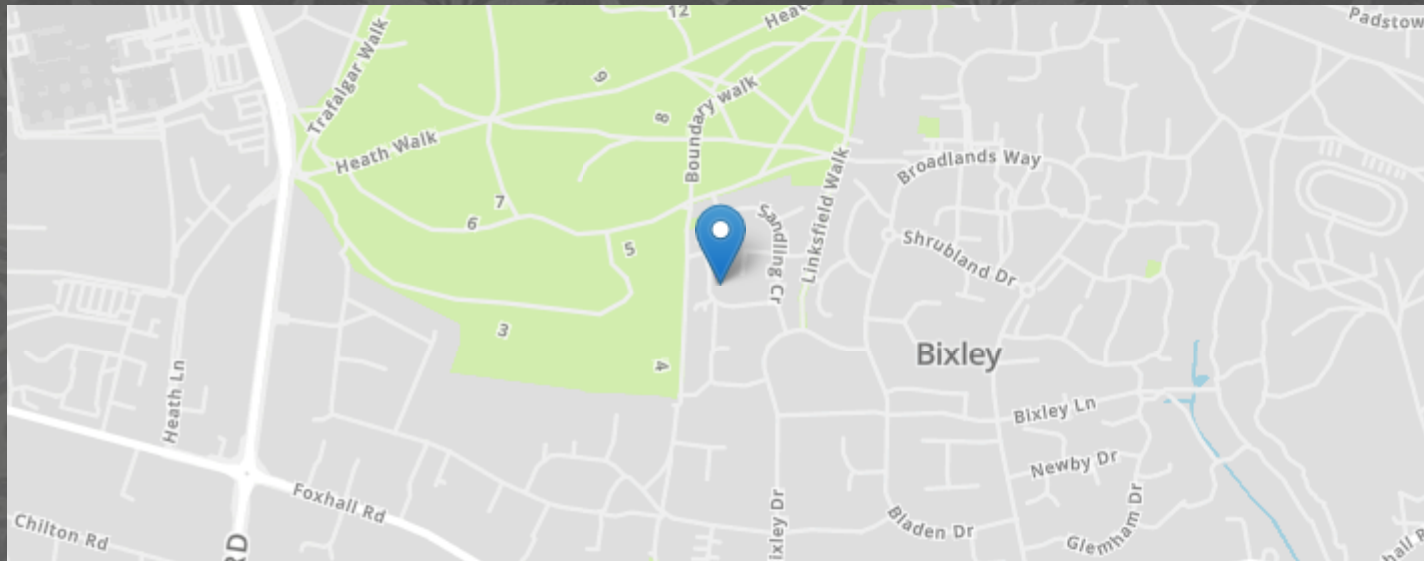


## The Fairways, Rushmere St Andrew, Ipswich



- DETACHED
- SUNROOM/CONSERVATORY
- THREE BEDROOM
- NEW DOUBLE GLAZING THROUGHOUT
- SOUGHT AFTER LOCATION

- GARAGE
- UTILITY
- EXTREMELY WELL PRESENTED
- EN-SUITE
- UNDERFLOOR HEATING TO SUNROOM

# MARKS & MANN

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# MARKS & MANN



## The Fairways, Rushmere St Andrew, Ipswich

Introduced to the market for sale is this exceptionally well presented and well kept detached family home. Situated in an ideal location the property is nestled within the sought after location of Rushmere St Andrew's on The Fairways, a quiet no through road but conveniently positioned close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room, conservatory, kitchen/diner and cloakroom. To the first floor: Landing, bedroom one which features an en-suite, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking plus a garage and a beautifully landscaped rear garden.

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

**£450,000**



The Fairways, Rushmere St Andrew, Ipswich

**Entrance hall**

Radiator, front door.

**Living room**

5.52m x 3.15m (18' 1" x 10' 4")  
Gas fire place, vertical radiator, double glazed window to rear aspect, French doors to conservatory.

**Cloakroom**

Low level WC, hand wash basin, radiator, double glazed window to rear aspect.

**Kitchen/diner**

5.53m x 3.23m (18' 2" x 10' 7")  
Integrated dishwasher, integrated oven, extractor, hob, sink/draining board, double glazed window to rear aspect X2, ceiling spotlights, vertical radiator.

**Utility**

1.02m x 2.23m (3' 4" x 7' 4")  
Integrated storage cupboard, door to side aspect, ceiling spotlights.

**Sun room**

2.78m x 3.35m (9' 1" x 11' 0")  
Under floor heating, French doors to side aspect, windows surrounding, ceiling spotlights.

**Bedroom two**

3.20m x 3.17m (10' 6" x 10' 5")  
Double glazed window to rear aspect, radiator, built-in single wardrobe.

**Bedroom one**

3.78m x 3.52m (12' 5" x 11' 7")  
Double glazed window to front aspect, radiator, boiler housing/airing cupboard, ceiling spotlights.

**Bedroom three**

3.14m x 2.25m (10' 4" x 7' 5")  
Double glazed window to rear aspect, radiator.

**Bathroom**

Bath with shower over, low level WC, hand wash basin, double glazed window to side aspect, radiator.

**En-suite**

Shower cubicle, heated towel rail, low level WC, hand wash basin, double glazed window to front aspect, ceiling spotlights, shaving point.

**Garden**

Patio, lawn, raised flower beds, garden shed.

**Location**

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

**Directions**

Using a SatNav, please use IP4 5TN as the point of destination.

**Important information**

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band D  
EPC rating: TBC

**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.

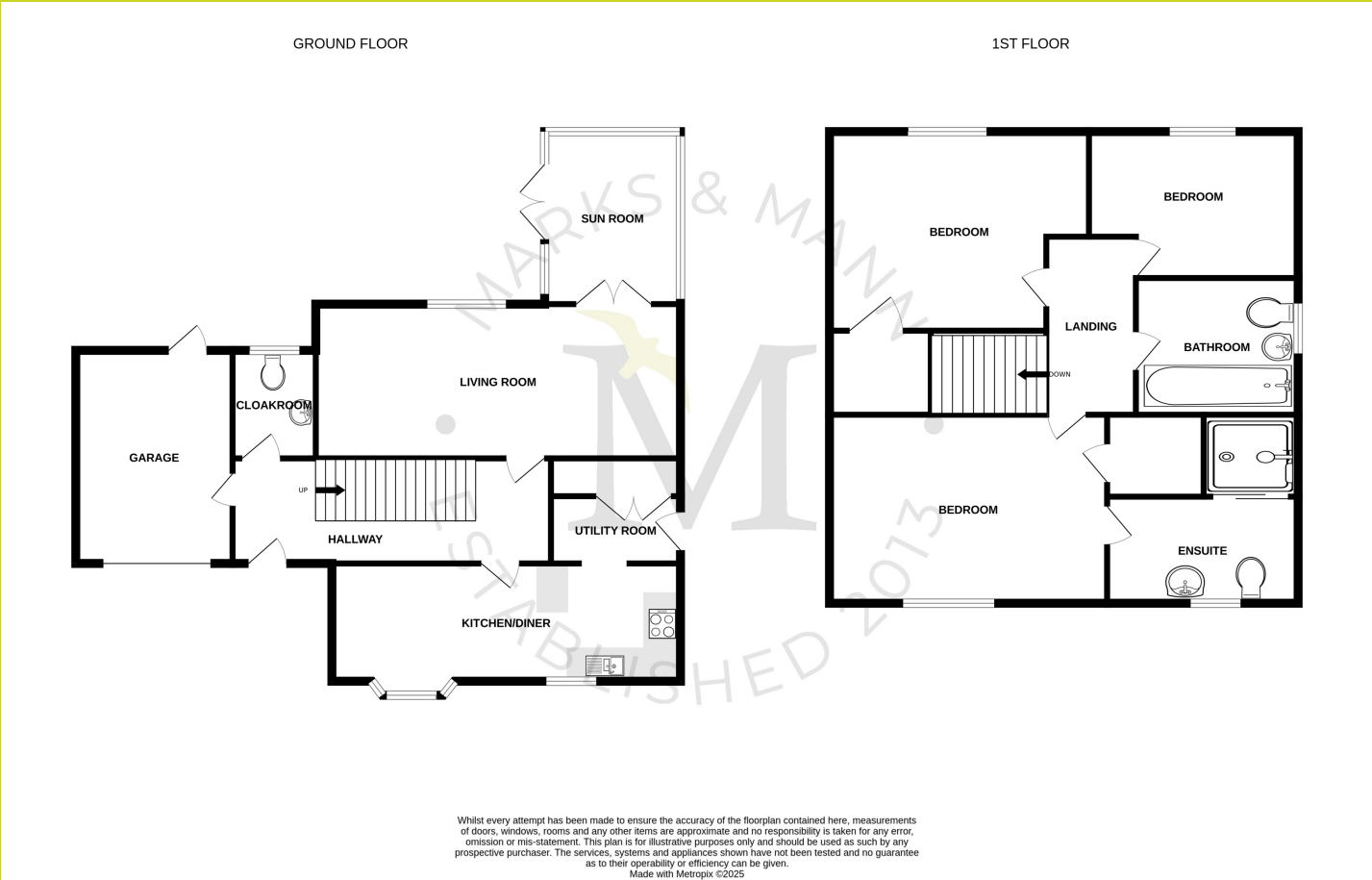
**Money Laundering Regulations**

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 writing the council tax band for this property is band D.

The Fairways, Rushmere St Andrew, Ipswich



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

