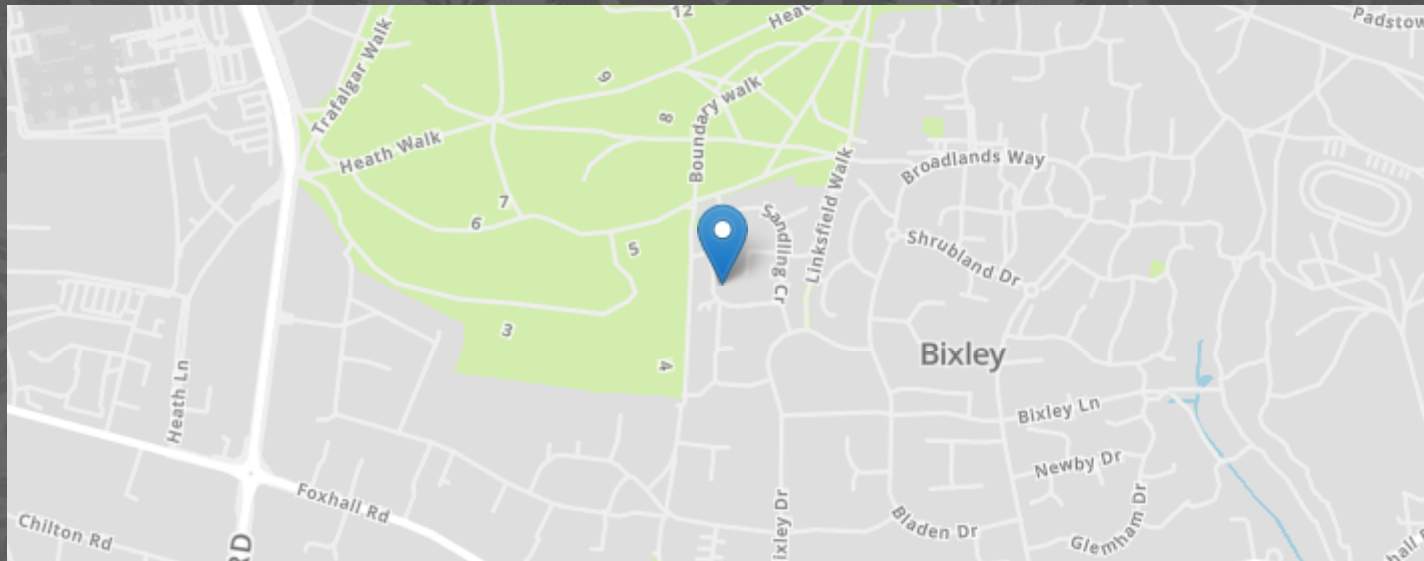


## The Fairways, Rushmere St Andrew, Ipswich



- THREE BEDROOMS
- STUDY/BEDROOM FOUR
- CLOSE TO LOCAL SHOPS AND AMENITIES
- QUARTZ WORK SURFACES
- INTEGRATED KITCHEN APPLIANCES
- TWO RECEPTION ROOMS
- DETACHED CHALET BUNGALOW
- WELL PRESENTED
- OFF ROAD PARKING FOR 2 / 3 CARS
- EV CHARGING POINT

# 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



## The Fairways, Rushmere St Andrew, Ipswich

We are pleased to offer this well presented and modernised three bedroom detached chalet bungalow in the East of Ipswich. Situated close to local shops and amenities and bus route.

Internally the property benefits from, on the ground floor: Entrance hall, kitchen/breakfast room, utility room, dining room, shower room, living room and study/bedroom four. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from EV charging point, parking for two vehicles with additional gravelled area for further vehicle to the front aspect, and rear garden mainly laid to lawn with decking area and flower beds.

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

**£450,000**



# The Fairways, Rushmere St Andrew, Ipswich

## Entrance Hall

Front door, radiator X2, storage cupboard, ceiling spotlights, double glazed window to side aspect.

## Kitchen/breakfast room

3.24m x 2.99m (10' 8" x 9' 10")  
Double glazed window to front aspect, vertical radiator, ceiling spotlights, sink draining board, integrated oven, hob, and extractor, integrated dishwasher. Quartz work surfaces.

## Utility Room

1.64m x 2.24m (5' 5" x 7' 4")  
Door to side aspect, radiator, double glazed window to side aspect, sink draining board, ceiling spotlights.

## Dining Room

4.77m x 2.52m (15' 8" x 8' 3")  
Double glazed window to front aspect, radiator.

## Shower Room

Hand wash basin, low level WC, shower cubicle, heated towel rail.

## Living Room

4.55m x 4.00m (14' 11" x 13' 1")  
Double glazed window to front aspect, radiator X2, gas fireplace.

## Study

2.66m x 4.01m (8' 9" x 13' 2")  
Sliding door to rear aspect, radiator, double glazed window to side aspect.

## Landing

Electric Velux, storage cupboard/boiler housing.

## Bedroom One

3.00m x 3.70m (9' 10" x 12' 2")  
Fitted wardrobes, double glazed window to front aspect, radiator.

## Bedroom Two

2.39m x 4.00m (7' 10" x 13' 1")  
Double glazed window to front aspect, radiator.

## Bedroom Three

2.03m x 4.00m (6' 8" x 13' 1")  
Double glazed window to rear aspect, radiator, fitted wardrobe.

## Bathroom

1.69m x 2m (5' 7" x 6' 7")  
Bath, wash hand basin, low level wc, corner shower, double glazed Velux window.

## Front Garden

Parking for two vehicles to the front of the property, with further gravelled area providing additional parking. EV charging point.

## Rear Garden

The rear garden is mainly laid to lawn with a composite decking area, porcelain tiled patio, and flower beds, enclosed by panelled fencing. X2 sheds and greenhouse to remain.

## 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 a 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: C

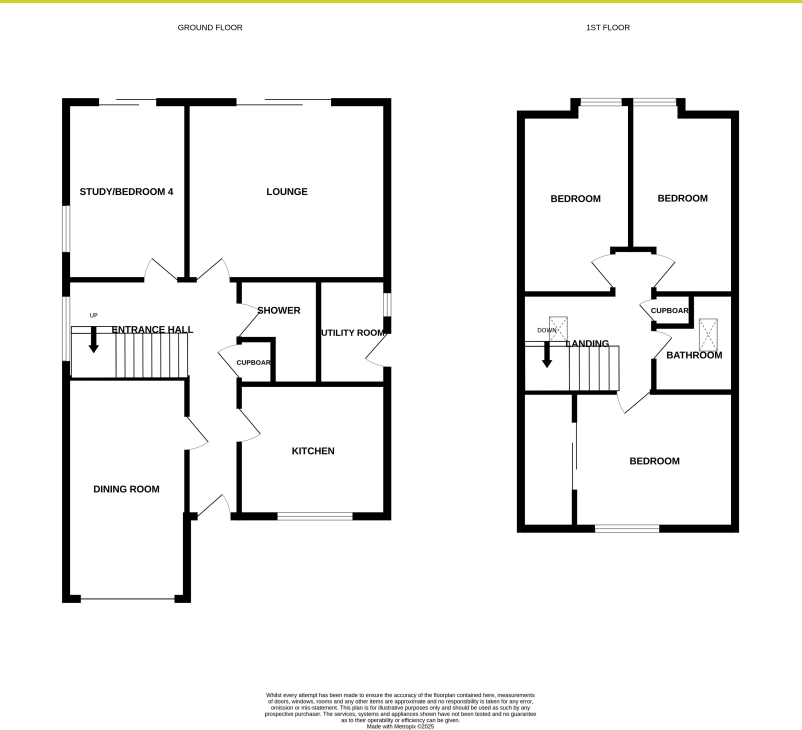
# The Fairways, Rushmere St Andrew, Ipswich

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

