



The Street, Rushmere St. Andrew Ipswich IP5 1DE

welcome to

The Street, Rushmere St. Andrew Ipswich

A beautifully presented, extended semi-detached home in the sought-after Rushmere St Andrew area. Featuring three bedrooms, two bathrooms and a stunning, open-plan layout, this is a wonderful opportunity to secure a truly special family home.

Entrance Hall

- *Wooden flooring
- *Understairs storage cupboard
- *Radiator
- *Double glazed, frosted window to front
- *Composite front door
- *Floor to ceiling window

Ground Floor Shower Room

- *Victorian style, tile flooring
- *Low level WC
- *Vanity sink
- *Shower with glass enclosure
- *Vertical, wall hung radiator
- *Extractor fan
- *Tiled backsplash

Lounge

- *Original floorboards
- *Double glazed, bay window to front
- *Radiator
- *TV Point
- *Fitted shutters

Kitchen/Diner/Snug

- *Stunning, open plan space
- *L Shaped room
- *Perfect for entertaining
- *Bi folding doors & Velux Windows
- *Additional double glazed window to rear
- *Tiled flooring in Kitchen/Diner areas
- *Wooden flooring in Snug area
- *Radiators
- *Eye and base level units in grey, with Quartz worktops
- *One and half bowl sink plus drainer, featuring a Quooker Hot Tap
- *Integrated double oven with induction hob and

extractor hood

- *Integrated dishwasher
- *Space for an American fridge/freezer
- *Breakfast bar
- *Snug area features a tiled alcove with oak mantle

Utility

- *Wooden flooring
- *Double glazed window to side
- *Eye and base level units in navy with wooden worktop
- *Space for fridge and washing machine
- *Boiler

Landing

- *Double glazed window to side
- *Fitted shutters
- *Chandelier
- *Carpet
- *Loft hatch

Master Bedroom

- *Double glazed window to the front
- *Fitted shutters
- *Carpet
- *Radiator
- *Fireplace

Bedroom Two

- *Double glazed window to the rear
- *Carpet
- *Radiator
- *Fireplace

Bedroom Three

- *Double glazed window to the rear
- *Built in wardrobe
- *Carpet
- *Radiator





Bathroom

- *Double glazed window to the side
- *Porthole to the front
- *Enclosed WC
- *Vanity sink
- *Bath with shower attachment
- *Part tiled walls
- *Underfloor heating
- *Marble effect flooring
- *Extractor fan
- *Spotlights
- *Light up, de-mist mirror
- *Heated towel rail

External Details

To The Front

- *Block paved driveway
- *Ample off street parking
- *Slate border and partially walled with fenced enclosures either side
- *Covered porch

To The Rear

- *South west facing, rear garden
- *Beautifully presented
- *Large, porcelain seating area
- *Pathway leading to the rear of the garden
- *Hard standing area to the side, leading to the garage
- *Large grassed area
- *Trees
- *Fully enclosed borders
- *Outside tap and light
- *Cabin to rear



Cabin

- *Currently used as a gym and office
- *Separate storage room
- *Artificial grass and lights outside
- *Power & lights
- *Internet
- *Insulated

Garage

- *Electric, roller door to entry
- *Door to the rear
- *Power and light



view this property online williamhbrown.co.uk/Property/IPW104276



welcome to

The Street, Rushmere St. Andrew Ipswich

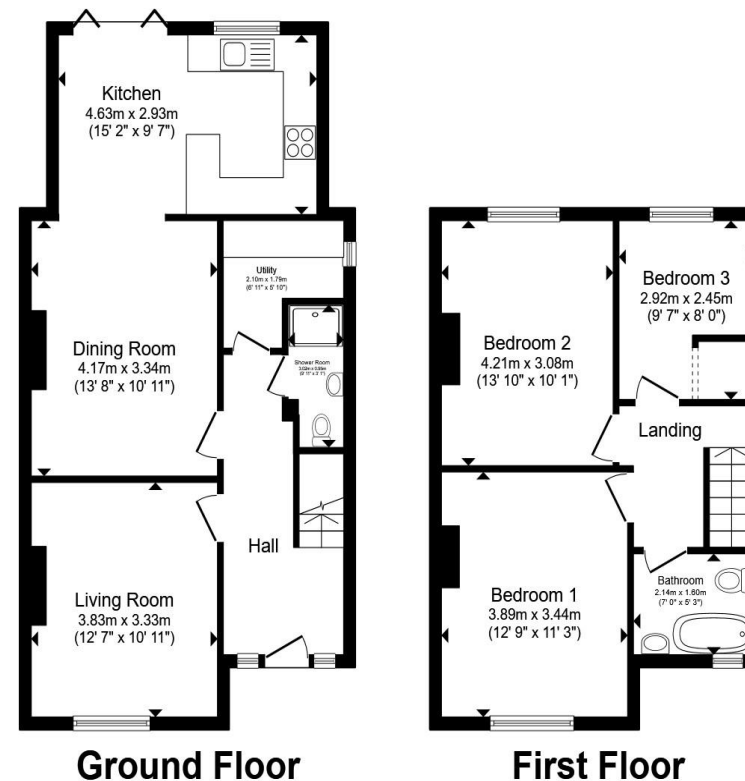
- THREE BEDROOMS
- TWO BATHROOMS
- FRONT & REAR GARDENS
- GARAGE & PARKING
- FULLY RENOVATED TO A HIGH STANDARD

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£425,000



Total floor area 100.2 m² (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

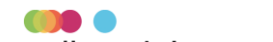
view this property online williamhbrown.co.uk/Property/IPW104276



Property Ref:
IPW104276 - 0003

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk