



Palmer & Partners



Birchwood Drive, Rushmere St.  
Andrew, Ipswich, Suffolk, IP5 1EB  
Asking Price £350,000

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- No Onward Chain
- Sizeable Detached Bungalow
- Three/Four Bedrooms
- 21ft Living/Dining Room
- Separate Dining Room/4th Bedroom
- Good-Sized Corner Plot
- Garage Parking to Rear
- Private & Secluded Rear Garden
- Some Updating Is Required



Tucked away in a sought-after cul-de-sac in Rushmere St. Andrew, towards the east side of Ipswich and falling within the Kesgrave/Northgate School catchment area, lies this three/four-bedroom detached bungalow. The bungalow is being sold with no onward chain, would benefit from some updating, occupies a good-sized corner plot, and comes with a garage and parking to the rear and a private and secluded rear garden. The accommodation comprises a

front porch, entrance hall, three bedrooms, shower room and separate WC, dining room/fourth bedroom, conservatory, 21ft living/dining room, and a kitchen.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area

around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins to London Liverpool Street Station. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell

Country Park and Christchurch Park, and recreational facilities.

**Outside – Front:** The property occupies a corner plot with the garden wrapping round from the front to the side. The garden is laid to lawn and well-stocked with shrubs and bushes and a path leads to the front door.

**Front Porch:** Window to the front aspect and a door through to:

**Entrance Hall:** Radiator, a large coat cupboard and a further



cupboard, access to the loft, and doors leading to:

**Bedroom One:** 13'8" x 8'11" (4.17m x 2.72m) Window to the rear aspect, a radiator, and a built-in wardrobe with sliding door.

**Bedroom Two:** 11'4" x 9'10" (3.45m x 3m) Window to the front aspect and a radiator.

**Bedroom Three:** 10'1" x 6'3" (3.07m x 1.9m) Window to the front aspect and a radiator.

**Cloakroom:** Low-level WC and an opaque window to the front aspect.

**Shower Room:** A two-piece suite comprising a shower enclosure and pedestal hand wash basin, along with a heated towel rail with radiator, tiled floor and walls, and an opaque window to the front aspect.

**Dining Room:** 10'2" x 5'10" (3.1m x 1.78m) Radiator, built-in wardrobe, and French doors opening through to the conservatory. This could be used as a fourth bedroom.

**Conservatory:** 11'11" x 7'11" (3.63m x 2.41m) Window surround, a set of French doors opening out to



the rear garden, tiled flooring, and sliding patio door through to:

**Living/Dining Room:** 21'10" x 12'2" (6.65m x 3.7m) Window to the side aspect, two radiators, feature fireplace, and a door through to:

**Kitchen:** 12'8" x 7'11" (3.86m x 2.41m) Fitted with a range of matching eye and base level units, roll edge work surfaces, sink and drainer, space for undercounter appliances, tiled walls, window to the side

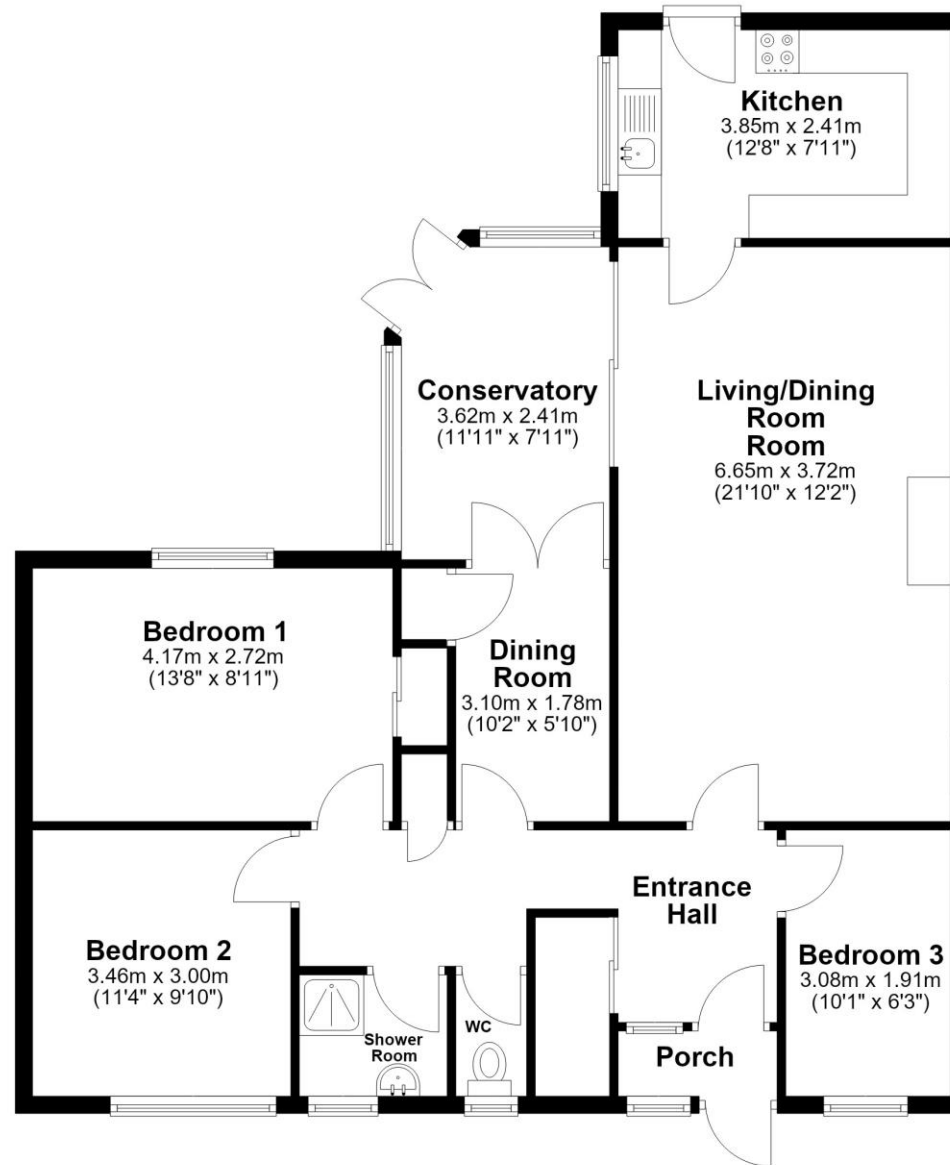
aspect, and a door opening out to the rear garden.

**Outside – Rear:** The private and non-overlooked garden is predominantly laid to lawn with shrub borders and flowerbeds, mature trees and hedging, apple trees, patio area, door to the garage, double gates to the side providing access to the parking, and is enclosed by fencing.

**Garage:** 16'1" x 8'10" (4.9m x 2.7m) Up and over door with power and light connected.

## Ground Floor

Approx. 94.6 sq. metres (1017.8 sq. feet)



Total area: approx. 94.6 sq. metres (1017.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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