

Palmer & Partners

Newby Drive, Rushmere St. Andrew,
Suffolk, IP4 5UY
Asking Price £425,000

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- Double Garage
- No Onward Chain
- Occupying A Good-Sized Plot
- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Bathroom & Ensuite To Master
- Off Road Parking
- Landscaped Rear Garden



Situated on the much sought after Bixley Farm development to the east of Ipswich and positioned within the Copleston school catchment sits this nicely presented four-bedroom executive detached family home. Sitting on a large corner plot this ex show home is offered to market with no onward chain. The accommodation itself consists of a large entrance hall, a separate dining room, a spacious kitchen/breakfast room, ground floor cloakroom, a good size dual aspect lounge and a double garage which has been part converted into an office space, upstairs there are four bedrooms and two bathrooms. The property also benefits from a landscaped rear garden, which wraps around the side of the property, off road parking for three to four vehicles and a garage.

Rushmere St Andrew is served by a wide range of local amenities including local shops, takeaways, schools, bus routes and open green areas as well as the main Ipswich Hospital. Nestled between Ipswich, with a mainline railway station providing direct links to London Liverpool Street Station, and Kesgrave, it is also ideally located for access to the A12 and A14 trunk roads together with the large range of amenities that Martlesham has to offer.

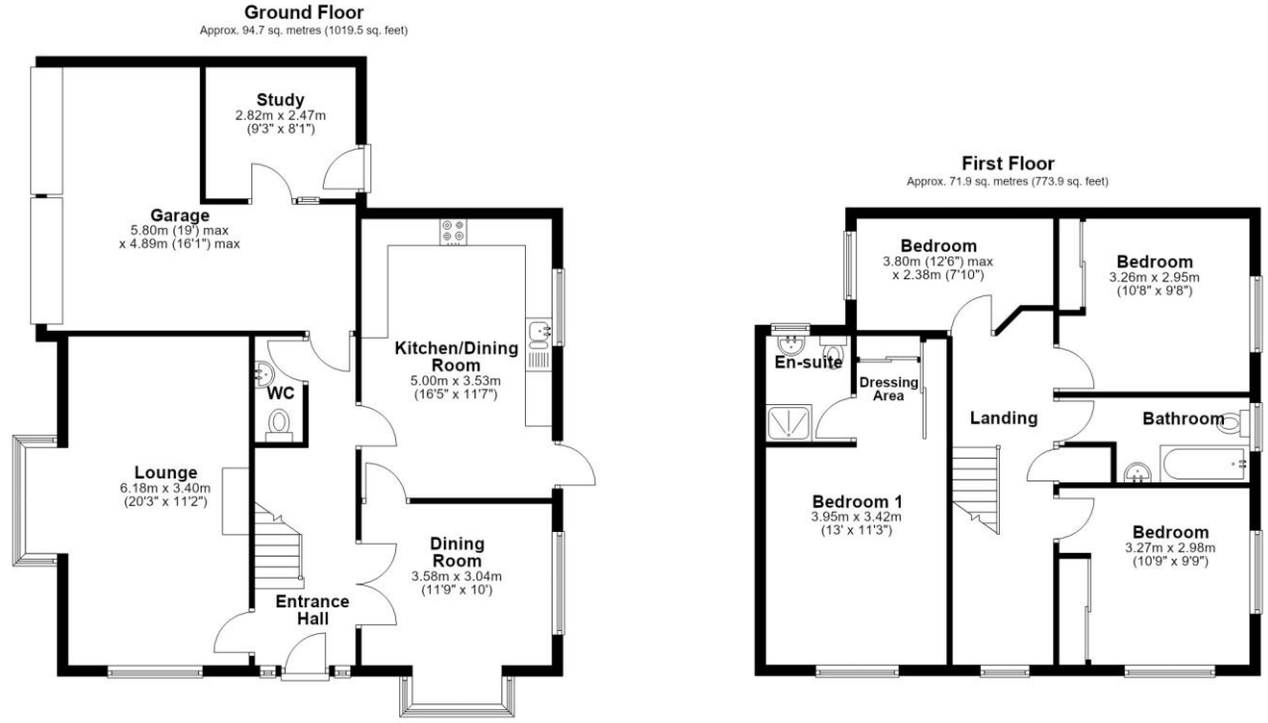
Outside – Front: There is a large frontage incorporating a storm porch and a pathway around to the side. There is a laid to lawn area with flower and shrub borders. To the side of the property there is off road parking for three to four vehicles in front of the double garage.

Garage: *19'4" x 16'1" (5.9m x 4.9m)* Two up and over doors, within the garage a study has been created which is 3m x 2.9m, this was the sales office for the development so it could be converted back into a double garage.
Front Door: Into:
Hallway: Radiator, door into the double garage, stairs up to the first floor and french doors opening into the dining room.
Dining Room: *11'9" x 10' (3.58m x 3.05m)* Window to the side aspect and box bay window to the front aspect.





Kitchen/Breakfast Room: *16'5" x 11'7" (5m x 3.53m)* Window to the rear aspect and door out to the rear garden, fitted with a range of eye and base level units with worktops, sink and drainer, space for undercounter fridge, space and plumbing for washing machine, tiled splashbacks, space for larder fridge freezer, radiator, tiled flooring, integrated gas hob, integrated extractor and a built-in oven.
Lounge: *20'3" x 11'2" (6.17m x 3.4m)* Box bay window to the side aspect and window to the front aspect, feature fireplace and two radiators.
Cloakroom: Two piece suite comprising hand wash basin with tiled splashbacks and WC and radiator.
Landing: Radiator, window to the front aspect and loft access.
Bedroom: *12'6" x 7'10" (3.8m x 2.4m)* Window to the side aspect and radiator.
Bedroom: *10'8" x 9'8" (3.25m x 2.95m)* Window to the side aspect, built in wardrobe and radiator.
Bedroom: *10'9" x 9'9" (3.28m x 2.97m)* Window to the front aspect, window to the side aspect, built in wardrobe and radiator.
Bedroom: *13' x 11'3" (3.96m x 3.43m)* Window to the front, built in bedroom furniture, two sets of built in wardrobes with sliding mirror doors and radiator.
Ensuite: Frosted window to the side aspect, three-piece suite comprising shower cubicle, hand wash basin and WC, tiled floor, part tiled walls and radiator.
Bathroom: Frosted window to the side aspect, three-piece suite comprising panel enclosed bath, hand wash basin, wc, part tiled walls and radiator.
Outside – Rear: The landscaped very private rear garden wraps around to the side and has been well maintained, with a laid to lawn area, mature hedging and shrub borders and side gate offering access to the front.



Total area: approx. 166.6 sq. metres (1793.4 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.


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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: E





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