

150 Rushmere Road, Ipswich, IP4 3LA



Freehold

Guide Price

£650,000

Subject to contract

South-facing 80ft rear garden

3 bedrooms

2 receptions rooms

Conservatory

Kitchen/breakfast room



Some details

General information

Set on one of Ipswich's most desirable roads on the north-eastern outskirts of the town and a short distance of Rushmere village and within the sought-after Northgate High School area is this three bedroom detached residence. The property has an 80ft south-facing rear garden along with a 55ft frontage providing parking for numerous cars. In addition to a kitchen/breakfast room there are two reception rooms and conservatory and a double length garage. Planning permission has been granted to allow for a double storey extension to create an open-plan kitchen/dining/family room with two bedrooms above, both with en-suites, further details can be provided on request.

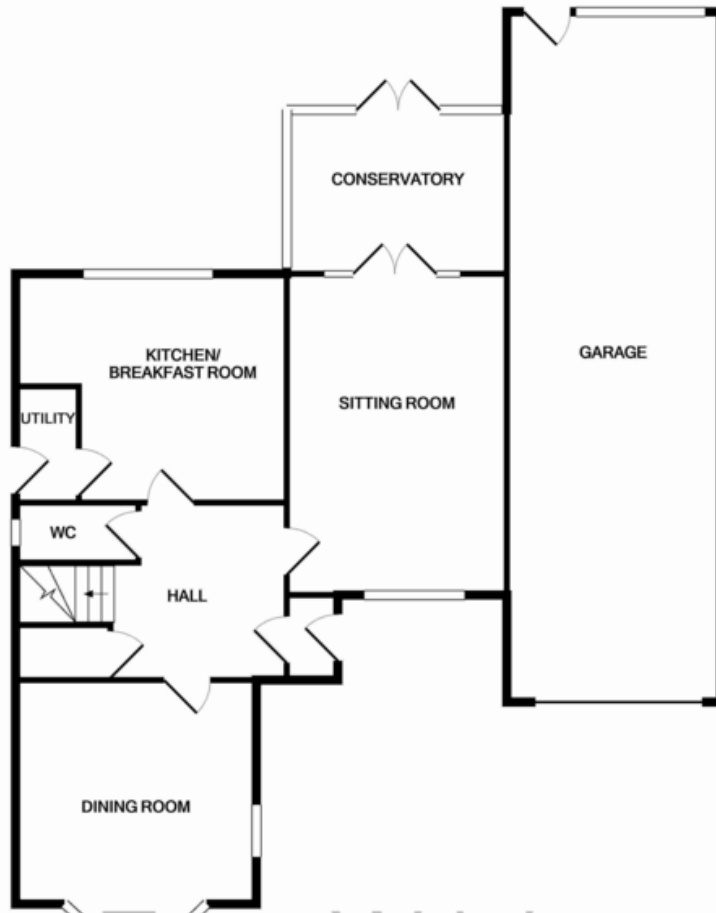
The entrance porch leads into the generous reception hall with wooden floor, stairs to the first floor, built-in cupboard and doors off. The sitting room has a dual aspect, feature fireplace and double doors out into the conservatory which overlooks the south-facing rear garden.

To the front of the property is a dining room with bay window to the front and further window to the side. Also off the hall is a cloakroom with WC and basin. Adjacent is the kitchen/breakfast room which overlooks the rear garden and has an extensive range of base and eye-level units, work surfaces, sink, breakfast bar, built-in oven and hob with extractor over. There is a door that leads into a utility area with space for further appliances and door out to the side.

The landing has doors off to three bedrooms, all of which have built-in wardrobes and the main bedroom is dual aspect with dormer to the front. Also off the landing is the family bathroom with window to the side and suite of bath, basin and WC. There is a further separate shower room.



Situated in a prime residential area is this individual detached house which offers an abundance of parking, a 55ft frontage, an 80ft south-facing rear garden and double length garage



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Entrance porch

6' 1" x 2' 9" (1.85m x 0.84m)

Reception hall

9' 6" x 9' 5" (2.9m x 2.87m)

Cloakroom

6' 9" x 3' 3" (2.06m x 0.99m)

Sitting room

17' 3" x 11' 10" (5.26m x 3.61m)

Dining room

13' x 12' (3.96m x 3.66m)

Conservatory

11' 7" x 8' 10" (3.53m x 2.69m)

Kitchen/breakfast room

14' 8" x 12' 3" (4.47m x 3.73m)

Utility room

6' 3" x 3' 4" (1.91m x 1.02m)

Landing

13' 4" x 11' 10" max (4.06m x 3.61m)



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Particulars for 150 Rushmere Road, Ipswich, IP4 3LA

Bedroom one

14' 9" x 11' 9" (4.5m x 3.58m)

Bedroom two

12' x 11' 2" (3.66m x 3.4m)

Bedroom three

15' max x 8' 9" (4.57m x 2.67m)

Bathroom

11' 8" x 7' 9" (3.56m x 2.36m)

Shower room

4' 7" x 2' 6" (1.4m x 0.76m)

Outside

The front of the property is enclosed by a low-level brick wall with wrought-iron railings which encloses a front garden which is predominantly laid to driveway providing parking for several cars. The front of the property measures 55ft in depth and has various shrubs, borders and trees.

There is an attached double length garage which measures 37ft x 11ft with electric door to the front, window and door to the rear.

There is access to the side of the property which leads to a south-facing rear garden which measures 80ft x 40ft which is predominantly laid to lawn with border hedging and a number of shrubs and trees. There is also a wooden shed and summerhouse.

Location

Rushmere Road is situated on the north-eastern side of the town providing excellent access to a number of amenities including Rushmere village, Ipswich Hospital and a local parade of shops. There is also excellent access to the A1214 and Ipswich town centre which has an abundance of shopping facilities, coffee houses, bars and restaurants.

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Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - CJJ

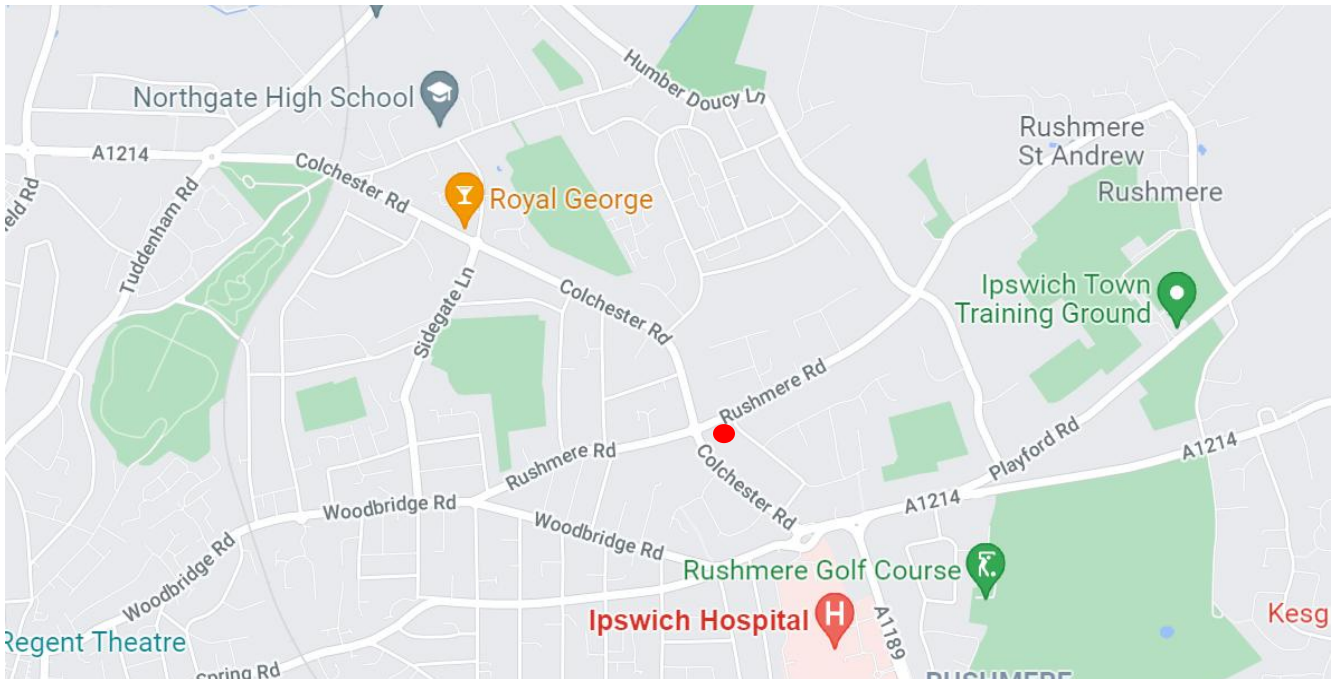
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700.



Directions

Proceed across Ipswich town centre along Crown Street which leads into Woodbridge Road. At the mini-roundabout continue straight across through the traffic lights and at the next mini-roundabout fork left onto Rushmere Road. Follow this until reaching the roundabout with Colchester Road and proceed straight across into the continuation of Rushmere Road. The property can be found on the right hand side identified by a Fenn Wright board, just before the turning for Digby Road.

To find out more or book a viewing

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