

Rushmere Road | Ipswich | IP4 4LA

Guide Price £365,000 to £375,000 Freehold



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# Rushmere Road, Ipswich, Suffolk, IP4 4LA

An extensively extended and improved, three bedroom, three reception detached family home located to the popular North-East of Ipswich on the desirable Rushmere Road, convenient to Copleston School. The reconfigured accommodation approaching 1400sqft offers excellent modern and stylish living spaces comprising; entrance hall, kitchen-diner linked to spacious family room with triple bi-fold doors to garden, sitting room (currently used as a work from home salon), and office with en-suite shower room (potentially a fourth bedroom) on the ground floor, with landing, three bedrooms and family bathroom with ball and claw Jacuzzi style bath on the first floor. To the outside there is off-road parking to the front whilst to the rear there is a good-sized South-East facing garden with superb entertainment patio, garage, games outbuilding, shed and tool shed. Early viewing to fully appreciate this thoughtfully appointed and well proportioned, versatile property is highly recommended.

## COMPOSITE FRONT DOOR TO

Entrance hall.

## ENTRANCE HALL

Vertical radiator, recess under stairs, stairs rising to first floor, broadband point, doors to.

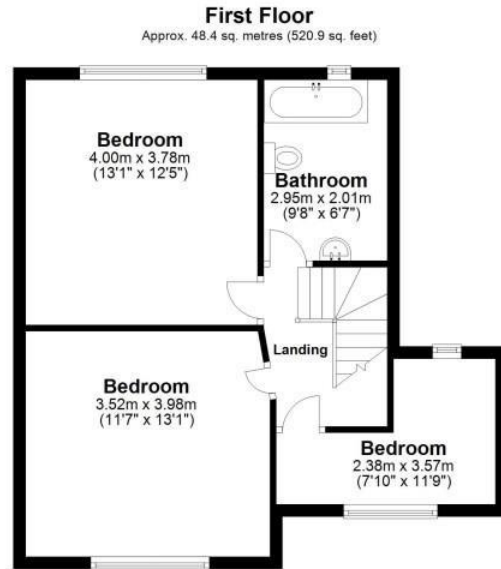
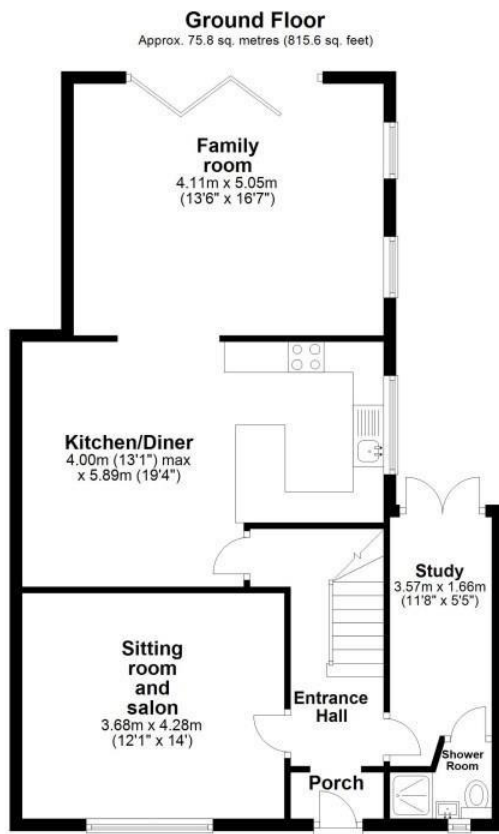
## SITTING ROOM (CURRENTLY SALON)

14' x 12' 1" approx. (4.28m x 3.68m) Double glazed window to front, radiator, open fireplace, television point, wood effect flooring.

## KITCHEN-DINER

19' 4" x 13' 1" approx. max. (5.89m x 4.00m) Double glazed window to side, radiator, range of base and eye level cupboard and drawer fitted units, granite effect worktops, inset composite one and a quarter bowl sink drainer unit with mixer and boiling water hot drink tap, built-in double oven, inset gas hob with extractor over, spaces for fridge-freezer, washing-machine and dishwasher, cupboard concealing modern wall mounted gas fired boiler, television point, inset LED ceiling lights, patterned tiled flooring, opening through to family room.





### **FAMILY ROOM**

16' 7" x 13' 6" approx. (5.05m x 4.11m) Two double glazed windows to side, twin vertical radiators, television point, wood effect flooring, inset LED ceiling lights, triple bi-fold double glazed doors to garden.

### **OFFICE**

11' 8" x 5' 5" approx. plus recess. (3.57m x 1.66m) Double glazed French doors to garden, vertical radiator, television point, wood effect flooring, inset LED ceiling lights, door to shower room.

### **SHOWER ROOM**

Obscured double glazed window to front, heated towel rail, low level WC, mounted hand-wash basin with mixer tap and cupboard under, shower cubicle with thermostatic shower, wood effect flooring, inset LED ceiling lights, extractor fan.

### **STAIRS RISING TO FIRST FLOOR**

### **LANDING**

Doors to.

### **BEDROOM ONE**

13' 1" x 11' 7" approx. (3.98m x 3.52m) Double glazed window to front, radiator, open fireplace, built-in wardrobe and drawer unit, television point, exposed and painted floorboards.

### **BEDROOM TWO**

13' 1" x 12' 5" approx. (4.00m x 3.78m) Double glazed window to rear, radiator, wall mounted television point, loft access.

### **BEDROOM THREE (SCOPE TO EXTEND)**

11' 9" narrowing to 5' 11" x 7' 10" narrowing to 3' 10" approx. (3.57m x 2.38m) Double glazed window to front, single secondary glazed window to rear, radiator, television point.

### **FAMILY BATHROOM**

9' 8" x 6' 7" approx. (2.95m x 2.01m) Obscured double glazed window to rear, heated towel rail, ball and claw Jacuzzi style bath with electric shower over, low level WC, mounted hand-wash basin with mixer tap and cupboard under, tiled splash backs, oak laminate flooring, extractor fan.

## OUTSIDE

The frontage is partly shingled and provides off-road parking with gated shared pedestrian side access to the rear, whilst the larger South-East facing rear garden with open outlook enjoys a generous slate effect paved entertainment patio, good-sized lawn, raised decking platform with substantial wood constructed games outbuilding with power and lighting (22' x 12' approx.), wooden shed with power and lighting (12' x 10' approx.), wooden tool shed, and detached garage with up and over entry door.

## IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,070.81 PA (2022-2023).

## NEARBY SCHOOLS

Sidegate Primary and Copleston High.

### Energy performance certificate (EPC)

Rushmere Road IPSWICH IP4 4LA	Energy rating <b>C</b>	Valid until: 4 October 2032 Certificate number: 7090-8953-0322-0204-3023
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Property type	Detached house
Total floor area	119 square metres

#### Rules on letting this property

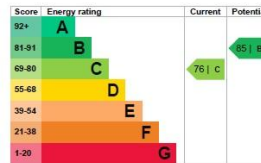
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions>).

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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