



Birchwood Drive | Rushmere St. Andrew | Ipswich | IP5 1EB

Guide Price £340,000 - £350,000 Freehold



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estate agents

Birchwood Drive, Rushmere St. Andrew, Ipswich, IP5 1EB

A very well presented, three/four bedroom extended detached family home of generous proportions, favourably positioned on the corner of a cul-de-sac opposing a wooded green to the North Eastern fringe of Ipswich, within the highly desirable village of Rushmere St. Andrew. The versatile accommodation has been remodelled and improved over recent years and briefly comprises; entrance hall, quality kitchen dining room with integrated appliances, sitting room with log burner, lounge/fourth bedroom, and shower room on the ground floor with landing, three comfortably sized bedrooms, and family bathroom on the first floor. To the outside the frontage consists of a well kept wrap around side garden and driveway providing off-road parking leading to an extended detached garage, whilst to the rear there is an established part walled private garden mainly laid to mature lawn with patio and summerhouse enjoying a leafy open outlook. Internal viewing is highly advised.

The property is close to the centre of Rushmere St Andrew village, close to some attractive countryside walks, yet within a short drive of Ipswich's town centre or the quaint market town of Woodbridge. Both towns offer a variety of recreational amenities including sailing on the Deben or the Orwell, golfing at Woodbridge and Purdis golf clubs a number of sports clubs. The property also falls in the highly sought after Kesgrave/Northgate catchment area.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL

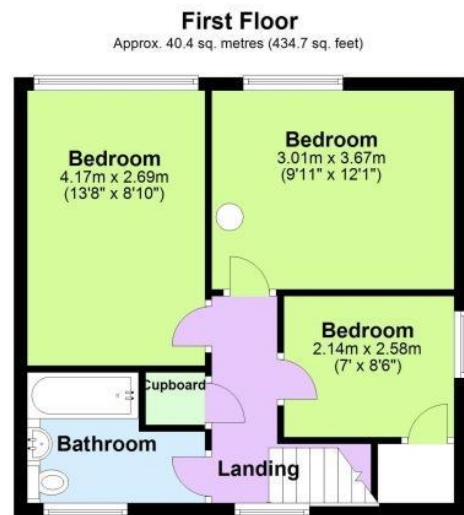
Window to side, tiled floor, stairs to first floor and covered radiator.

KITCHEN DINING ROOM

20' 7" x 8' 10" approx. (6.28m x 2.69m) Windows to front and rear with glazed door to rear garden.

Comprehensively fitted with contemporary units with a sink unit and single drainer with cupboards under, adjacent units with cupboard and drawer under built in four ring electric hob and double oven under. Space and plumbing for washing machine and tumble dryer. Further worksurfaces with integrated twin fridge's. Range of eye level matching units, tiled floor and radiator.





Total area: approx. 104.1 sq. metres (1120.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

SITTING ROOM

17' 5" x 12' 1" approx. (5.31m x 3.67m) Window to side and sliding patio doors to rear, Contemporary log burning stove, tiled floor, understairs storage cupboard and radiator.

LOUNGE/ BEDROOM FOUR

12' 1" x 11' 10" approx. (3.67m x 3.6m) Window to front and side, tiled floor and radiator.

SHOWER ROOM

Fully tiled shower with curtain rail, Vanity unit with sink unit and low level wc, tiled floor and chrome heated towel rail.

STAIRS RISING TO FIRST FLOOR

LANDING

Window to side, built in cupboard.

BEDROOM ONE

13' 8" x 8' 10" approx. (4.17m x 2.69m) Window to rear, radiator.

BEDROOM TWO

12' 1" x 9' 11" approx. (3.67m x 3.01m) Window to rear, radiator.

BEDROOM THREE

8' 6" x 7' approx. (2.58m x 2.14m) Window to side, built in cupboard and radiator.

FAMILY BATHROOM

8' 10" x 6' 7" max. approx. (2.69m x 2.01m) Window to front, panelled bath and independent shower with shower screen, vanity unit with sink unit built in cupboards and low level wc, tiled walls and floor, towel rail.

OUTSIDE

The property sits on a good sized garden which corners a cul-de-sac, there are slate and shrub beds to the front and mature shrubs to the side which then wraps around the side of the house, opposite there is an attractive wooded green. There is off road parking in front of the extended detached garage with an up and over door. A side passage gives access to a private part walled and fenced garden with mature lawn area patio area with raised flower, shrub beds and summerhouse. The garden enjoys a good degree of privacy and benefits from a pleasant leafy open outlook.

EAST SUFFOLK COUNCIL

Tax band E - Approximately £2,429.19 PA (2023-2024).

SCHOOLS

Heath/Rushmere Hall Primary and Kesgrave/Northgate High.

Energy performance certificate (EPC)

Birchwood Drive Rushmere St. Andrew IPSWICH IP1 1EB	Energy rating D	Valid until: 29 June 2033 Certificate number: 0761-1209-0507-3015-1204
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Property type: Detached house
Total floor area: 104 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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