



Kentwell Close | Rushmere St Andrew | Ipswich | IP4 5BQ

Guide Price £375,000 Freehold



Kentwell Close, Rushmere St Andrew, Ipswich, Suffolk, IP4 5BQ

CHAIN FREE - A well proportioned four bedroom detached family home with a decent sized garden and garage, located to the East of Ipswich within a desirable close in the popular development of Bixley Farm, Rushmere St Andrew. The accommodation briefly comprises; sheltered entrance, entrance hall, connected sitting and dining rooms, kitchen-breakfast room, utility room and cloakroom on the ground floor with landing, four bedrooms, en suite to bedroom one, and family bathroom on the first floor. To the outside there is a good frontage with garden and tarmac driveway leading to an integral garage, whilst to the rear there is an established garden with a predominantly open outlook, mainly laid to mature lawn with patio. Offering scope for a degree of improvement, early viewing is highly recommended.



SHELTERED ENTRANCE

Front entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to front, radiator, under stairs recess, stairs rising to first floor, doors to kitchen and sitting room.

SITTING ROOM

15' 9" into bay x 11' 7" approx. (4.8m x 3.53m) Double glazed bay window to front, radiator, enclosed gas fire, dado rail, opening through to dining room.



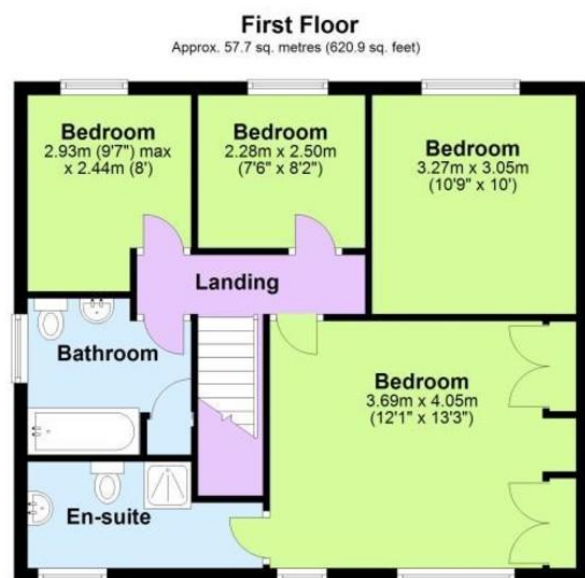
DINING ROOM

9' 8" x 9' approx. (2.95m x 2.74m) Double glazed patio style doors to garden, radiator, fan light.

KITCHEN-BREAKFAST ROOM

11' 9" x 11' max. approx. (3.58m x 3.35m) Double glazed window to rear, radiator, a range of base and eye level fitted cupboard and drawer units with rolled edge work surfaces, inset sink drainer unit, built-in electric oven, inset gas hob with extractor over, tiled splash backs, two under counter spaces for white goods, space for fridge-freezer, service hatch through to dining room, vinyl flooring, door to utility room.





Total area: approx. 119.0 sq. metres (1281.3 sq. feet)

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Plan produced using PlanUp.

UTILITY ROOM

6' 1" x 4' 10" approx. (1.85m x 1.47m) Door to garden, radiator, base level fitted unit with rolled edge work surface, inset sink drainer unit, tiled splash back, two under counter spaces for white goods, wall mounted gas fired boiler, vinyl flooring, door to cloakroom.

CLOAKROOM

Obscured double glazed window to side, radiator, low level WC, pedestal hand wash-basin, tiled splash back, vinyl flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, doors to.

BEDROOM ONE

13' 3" x 12' 1" approx. (4.04m x 3.68m) Two double glazed windows to front, radiator, twin fitted wardrobes, door to en-suite.

EN-SUITE

Obscured double glazed window to front, radiator, shower cubicle with thermostatic shower, low level WC, pedestal hand-wash basin with mixer tap, part tiled walls, eye level fitted cupboard, extractor fan, vinyl flooring.

BEDROOM TWO

10' 9" x 10' approx. (3.28m x 3.05m) Double glazed window to rear, radiator.

BEDROOM THREE

9' 7" max. x 8' approx. (2.92m x 2.44m) Double glazed window to rear, radiator.

BEDROOM FOUR

8' 2" x 7' 6" approx. (2.49m x 2.29m) Double glazed window to rear, radiator.

BATHROOM

Obscured double glazed window to side, radiator, panelled bath with mixer tap and shower attachment, pedestal hand-wash basin, low level WC, built-in airing cupboard housing hot water tank, part tiled walls, extractor fan, wood effect vinyl flooring.

OUTSIDE

The frontage consists of a tarmac driveway providing off-road parking with lawn areas to sides and access to an integral garage (measuring 16' 4" x 8' 2" approx.) with up and over entry door, mains power and lighting. There is gated pedestrian access to the established rear garden which is of a decent size and benefits from a predominantly open outlook, mainly laid to mature lawn with patio and enclosed by fencing.

EAST SUFFOLK COUNCIL

Tax band D - Approximately £1,987.52 PA (2023-2024).

LOCAL SCHOOLS

Broke Hall Primary and Copleston High.

Energy performance certificate (EPC)																																		
Kentwell Close Rushmere St. Andrew IPSWICH IP4 8BQ	Energy rating D	Valid until: 22 June 2029 Certificate number: 0769-2859-7469-9221-3121																																
Property type	Detached house																																	
Total floor area	107 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).																																		
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.																																		
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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																																		



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