



Blackdown Avenue, Rushmere St. Andrew, Ipswich, IP5 1AZ

welcome to

Blackdown Avenue, Rushmere St. Andrew, Ipswich

Situated in the highly sought-after Rushmere St Andrew, this substantially extended, four-bedroom semi-detached family home offers exceptionally spacious and versatile accommodation, ideal for modern family living.

Entrance Hall

A spacious entrance hall with Karndean wood effect flooring, a contemporary glass balustrade staircase and a stylish white, vertical wall-mounted radiator.

Bedroom Four/Snug

Located to the front of the property, this versatile room currently provides an excellent fourth bedroom, but could be used as a home office or snug, with double glazed window to the front and wood effect flooring.

Utility Room

A range of eye and base level units with stone effect worktop surfaces, space for a washing machine and tumble dryer, double glazed window to the front, a door to the garden, Karndean wood effect flooring and a cupboard housing the boiler.

Cloakroom

Low level WC, wash hand basin, Karndean wood effect flooring, spotlights, extractor fan, chrome heated towel rail and double glazed window to the front.

Dining Room

Open-plan to the kitchen, with Karndean wood effect flooring and radiator.

Kitchen/Diner/Family Room

A truly impressive, open-plan living space spanning the full width of the property and forming the heart of the home. Designed with entertaining and family living in mind, this substantial room benefits from two large skylights with integrated LED strip lighting, double glazed windows and patio doors overlooking the rear garden. The kitchen is fitted with range of white eye and base level units with grey stone effect work surfaces, numerous storage solutions, including carousel corner cupboards and deep pan drawers, an integrated fridge/freezer, an

integrated dishwasher, an integrated oven with gas hob and extractor hood, a breakfast bar, a black one-and-a-half bowl sink with drainer and chrome mixer tap, Karndean wood effect flooring throughout, spotlights, a white vertical wall-mounted radiator and ample storage throughout.

Lounge

Open to the kitchen area with carpet flooring, radiator, spotlights, USB charging sockets, oak shelving and mantle.

First Floor Landing

Carpet flooring, loft access and a large walk-in wardrobe with fitted hanging rails.

Master Bedroom

A generous master bedroom with fitted storage, double glazed window to the front, carpet flooring, a white, vertical wall-mounted radiator, spotlights, a large L-shaped fitted wardrobe, an additional fitted wardrobe and a door to the en-suite.

En-Suite Shower Room

Enclosed WC, wash hand basin, a walk-in shower with glass enclosure, waterfall showerhead and additional attachment, fitted cabinets, spotlights, chrome heated towel rail and double glazed window to the front.

Bedroom Two

Double glazed window to the rear, carpet flooring, radiator and spotlights.

Bedroom Three

Part of the double-storey extension, creating a particularly spacious double bedroom with double glazed windows to front and rear, carpet flooring and radiator.

Bathroom

Well-appointed family bathroom with enclosed WC and

matching vanity sink, a bath with waterfall shower and foldable glass screen, partially tiled walls, fitted storage cabinets, Karndean wood effect flooring, spotlights, chrome heated towel rail and double glazed window to the rear.

Outside:

Front Garden

A block-paved driveway, providing ample off street parking and a side access leading to the rear garden.

Rear Garden

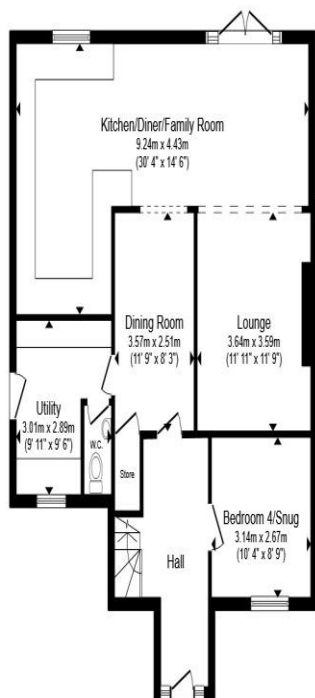
A beautifully maintained, fully enclosed and un-overlooked rear garden, offering excellent outdoor space for families and entertaining. Features include a large patio seating area, a large, grassed area, mature trees and planted borders, a raised decking area to the rear, outside tap, light and power, a shed and a side access.

Garden Cabin

A superb multi-purpose space, ideal as a home office, gym, studio or hobby room with floor to ceiling double glazed windows, double glazed patio doors, carpet flooring, spotlights, fully insulated, Internet connection, an electric heater, power and lighting.

Storage Cabin

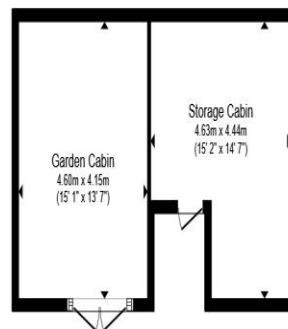
Additional detached storage building with ample storage space. power and light.



Ground Floor



First Floor



Outbuilding

Total floor area 135.5 m² (1,459 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Blackdown Avenue,
Rushmere St. Andrew, Ipswich

- Four double bedrooms
- Double-storey extension
- Ground floor fourth bedroom/snug
- Ample driveway parking
- Large un-overlooked rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£400,000



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Property Ref:
IPW104358 - 0003

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