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Hardwick Close

Rushmere St. Andrew, Ipswich, IP4 5XB

Offers in excess of £450,000

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Summary Continued

Superb family location within Broke Hall Primary and Copleston High School catchment area. Short walk to the shops, bus routes and local amenities including the Rushmere St Andrew heath and golf course and Ipswich hospital. Good access to the A14 in one direction and Ipswich town centre and waterfront in the other direction and further shops, restaurants and local amenities.

This is a substantial family home in need of some modernisation in a sought after location.

Please ring today to book your viewing and don't miss out on this excellent opportunity!

Front Garden

Paved driveway suitable for multiple vehicles with a lawn area with bulbs and mature planting. Pedestrian access to the right hand side through to the rear garden and step up into the property and also access to both garages.

Porch

UPVC and obscure glazed door into the porch, obscure double glazed UPVC windows floor to ceiling to the front, coving, carpet tiled flooring, light and electric point leading to the entrance hallway.

Entrance Hallway

Carpet flooring, radiator, coving, telephone point, stairs up to the first floor, battery powered smoke alarm, door to the kitchen breakfast room, downstairs W.C. and dining room and a door to a large downstairs cupboard which also has a light.

Dining Room

15'2" x 12'3" (4.62m x 3.73m)

Double glazed windows to the front with fitted blinds, radiator, carpet flooring, coving and double wood and glazed doors into the lounge.

Lounge

18'4" x 12'2" (5.59m x 3.71m)

Double glazed window to the side with fitted blinds, double glazed French doors out into the rear garden with double glazed windows either side with fitted blinds, radiator, gas wall mounted fire, carpet flooring, coving and an aerial point.

Downstairs W.C.

7'8" x 2'11" (2.34m x 0.89m)

Low-flush W.C., wall mounted heated towel rail, wash hand basin, splash-back tiling, light with shaver point, vinyl flooring and a built-in cupboard with shelving and storage.

Kitchen / Breakfast Room

14'1" x 9'3" (4.29m x 2.82m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, Asterite sink bowl drainer unit with a mixer tap over, splash-back tiling, integrated larder fridge, integrated Bosch dishwasher, AEG freestanding electric cooker with induction hob with extractor fan over, vinyl flooring, pendant lights and position lights, radiator, double glazed French doors out into the garden and plenty of room for a breakfast table, wall mounted British Gas 330+ Glow Worm combination boiler fitted in approximately 2008 and last serviced November 2025, aerial point and a wooden glazed door into the utility room.

Utililty Room
12'5" x 4'7" (3.78m x 1.40m)
Asterite sink bowl drainer unit with a mixer tap, wall and base units with cupboards and drawers under, worksurfaces over, space for utilities, space and plumbing for a washing machine, space for a under counter freezer, further space for a freestanding freezer or tumble dryer, splash-back tiling, vinyl flooring, wood and glazed door out into the rear garden, vinyl flooring and door to the shower and internal door to the double garages.

Shower Room
7'1" x 2'7" (2.16m x 0.79m)
Walk-in shower cubicle with shower, heated towel rail, extractor fan and vinyl flooring.

Landing
Doors to bedrooms one, two, three and four and the bathroom, coving, carpet flooring and door to the airing cupboard which houses the water tank and extra storage space. Double glazed window to the front, radiator and access to the loft which has ladder and partially boarded. Battery powered smoke alarm.

Bedroom One
12'5" x 12'4" (3.78m x 3.76m)
Carpet flooring, coving, double glaze window to the front with fitted blinds, radiator, aerial point and wall lights.

Bedroom Two
12'5" x 11'8" (3.78m x 3.56m)
Large double glazed window to the rear with fitted blinds, radiator, carpet flooring and coving.

Bedroom Three
14'2" x 8'7" (4.32m x 2.62m)
Double glazed window to the rear with fitted blinds, radiator, carpet flooring and fitted wardrobes along one entire wall which include two double wardrobes, dressing table and over head cupboards with integrated light.

Bedroom Four
9'0" x 8'0" (2.74m x 2.44m)
Double glazed window to the front, radiator, coving and carpet flooring.

Bathroom
6'5" x 5'6" (1.96m x 1.68m)
Panelled bath with separate hot and cold taps with a Mira Vigour electric shower over, low-flush W.C., pedestal wash hand basin, obscure double glazed window to the side, splash-back tiling, vinyl flooring, shaver point and heated towel rail.

Rear Garden
56'5" x 37'8" (17.2 x 11.5)
Mainly laid to lawn with plenty of mature trees, shrubs, bulbs and planting with a pedestrian gate out to the side of the house on the front and two small shed to stay. On the left hand side the fences have been replaced recently and there is a small pond.

Double Garage
16'9" 8'2" + 16'7" x 8'0" (5.11m 2.49m + 5.05m x 2.44m)
Tap, access to the electrics, two electric doors with a brick wall in the centre and plenty of built-in storage.

Agents Notes
Tenure - Freehold
Council Tax Band - E

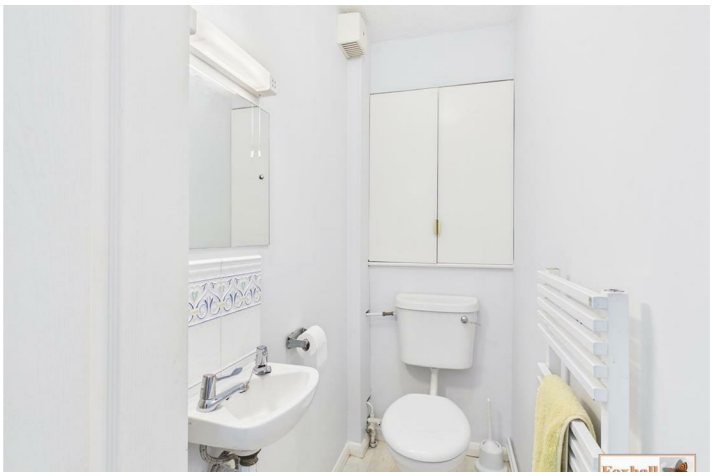


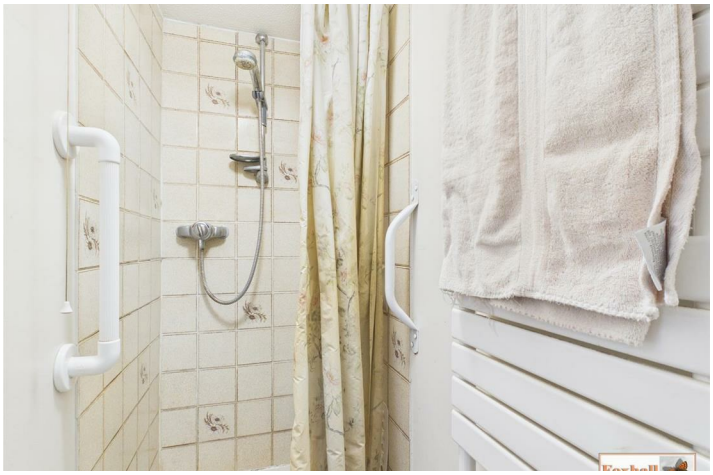
















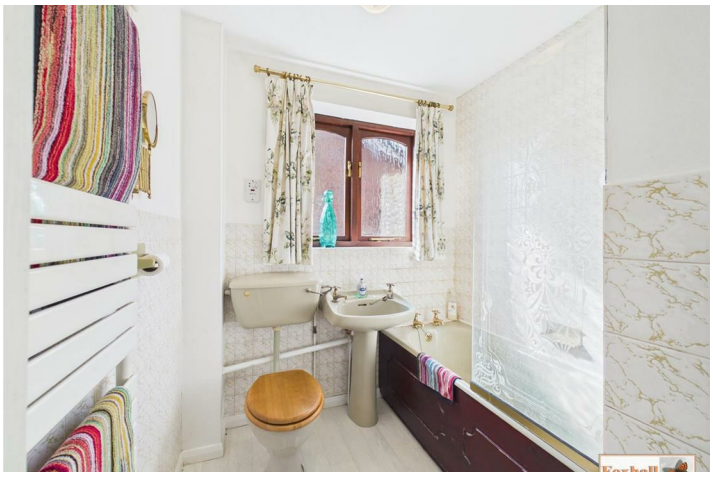




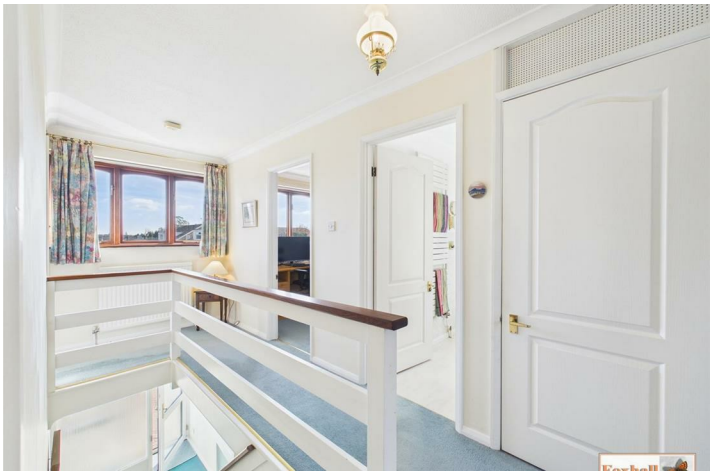


























Road Map



Hybrid Map



Terrain Map



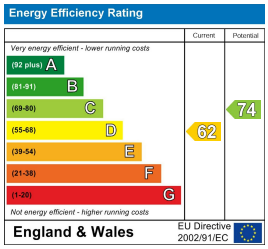
Floor Plan

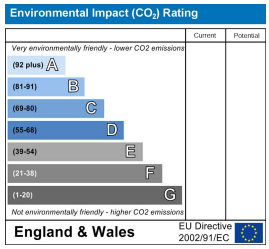


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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