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**Glemham Drive**

**Rushmere St. Andrew, Ipswich, IP4 5BH**

**Asking price £450,000**



# Glemham Drive

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A modern replacement downstairs cloakroom completes the ground floor of the property. On the first floor is four bedrooms with an en-suite shower room off bedroom one and also a modern replacement family bathroom.

There is underfloor heating and power showers in both the family bathroom and the en-suite shower room. There are full width bespoke quadruple sliding wardrobes professionally fitted by Slide and Hide including soft close doors in the main bedroom and extensive fitted bedroom furniture in both bedrooms two and three.

To the front of the property is a double width tarmac driveway which could be slightly altered to incorporate additional parking. There is a side area of lawn which is open plan to the road and could also add additional parking if required. One of the major selling points of the property is a delightful easterly facing garden which is not immediately overlooked from the rear and backing onto many trees. Like the house, the garden has been immaculately maintained with a full width patio providing an absolute suntrap, an immaculate lawn and well stocked flower and shrub borders. There is ample outside lighting and power sockets plus a sturdy lockable side entrance gate.

Throughout the property items are included in addition to those mentioned are mirrors in the downstairs cloakroom, family bathroom and en-suite and even a safe. Cavity wall insulation has been undertaken and replacement UPVC fascias and soffits which means that the very lucky new owners of this property will enjoy cosy living in an extremely well insulated property with very low maintenance for many years to come.

## Front Garden

Double width tarmac driveway for two cars adjacent plus large corner shingle area, block paved path leading

to front door. There is also a side flowerbed with conifer and driveway leading to the garage. There is potential to utilise the flowerbed area to widen the width of the parking to accommodate a third vehicle. The garden starts with an area of lawn immediately beside the house which could potentially add additional car parking spaces up to 2 small vehicles there is an additional area of garden with established shrubs and trees with power and light.

## Entrance Hallway

**8'9" x 6'10" (2.67m x 2.08m)**

Spacious square shaped hallway with stairs rising to first floor, very handy understairs storage cupboard, vertical radiator, door to downstairs cloakroom

## Lounge

**16'10" x 11'10" (5.13m x 3.61m)**

This is a lovely easterly facing square shaped lounge with carpeted flooring however underneath is solid oak flooring.

## Kitchen / Breakfast Area/Dining

**30'3" x 9'3" (9.22m x 2.82m)**

Modern fitted replacement luxury kitchen professionally fitted by Howden's Joinery. Comprises of a superb selection of fitted units including a double larder cupboard and deep drawers, two pull out shelved larder cupboards, pull out double bin store, double integrated NEFF ovens (the bottom one of which is a slide and hide), there are additional twin pull out spice racks, plus deep pan drawers including a concealed cutlery drawer, two double corner carousels, integrated dishwasher, NEFF induction five ring hob with angled extractor fan over, Patmore water softener plus a separate water filter and 4 in 1 boiling water/filter tap, ample worksurfaces, integrated fridge and freezer, tiled splashbacks, radiator, laminate flooring, four phase lighting including under cabinet lighting and recessed ceiling

spotlights. There is a corner cupboard for the Ideal Classic boiler which has had many new parts and is regularly serviced and attended to by Deben Boiler Services and recently a new fan, belt, pump, condenser and thermostat have all been replaced.

In the breakfast area there is a breakfast bar with more space and seats under on one side and more storage cupboards underneath on the other side plus a fitted book rack. In the dining area is a conveniently placed radiator ensures that people are always nice and warm when having their breakfast. This is open to a lovely seating area with an easterly facing window to rear with new replacement double glazed patio doors overlooking the garden with integrated blinds.

### **Cloakroom W.C.**

**7'11" x 2'8" (2.41m x 0.81m)**

Modern replacement suite with W.C., vanity unit wash basin with cupboards below, chrome heated towel rail, tiled floor, window to side with fitted blind, mirror to stay and tiled splash-backs

### **Utility Room**

**9'9" x 7'7" (2.97m x 2.31m)**

Replacement Howdens utility room to match the kitchen with extensive range of gloss fronted units comprising ample eye-level units a FRANKE 1 1/2 bowl polycarbonate sink with mixer taps, pull out units, plumbing for both the washing machine and tumble dryer with an external vent, corner cupboards plus tall fitted larder style cupboard, ample worksurfaces, laminate flooring, personal door to garage, contemporary vertical radiator, extractor fan and modern replacement UPVC double glazed part glazed door and window to rear, which is east facing overlooking the garden (another lovely sunny room).

### **Landing**

Window to side, access to the loft, with fitted ladder, extensively insulated with extra additional insulation depth, partial boarding down the middle with shelving to stay and supplied with fluorescent & tungsten light and a power point), airing cupboard with ample shelved storage space. There is a pump for the power shower in there and a new cylinder and new pump for central heating system, doors to bedrooms one, two, three, four and the bathroom.

### **Bedroom One**

**11'10" x 10'2" (3.61m x 3.10m)**

Luxury bespoke fitted illuminated full width quadruple Hide and Slide wardrobes with lighting controlled by remote control and soft closed doors comprising two large double full height hanging space areas plus an additional one height hanging space and room for shoe rack plus matching twin shelving and triple drawer units and top shelf storage space as well. Radiator and window to rear, easterly facing making this a lovely sunny room in the mornings.

### **En-Suite Shower Room**

**5'5" x 4'11" (1.65m x 1.50m)**

Half inset wash basin with cupboards and drawers beneath plus adjacent W.C., work-tops, tiled floor with underfloor heating, illuminated mirror cabinet, extractor fan, fully tiled shower with Mira XL power shower, chrome heated towel rail, window to side with fitted vertical blinds and a mirror to stay.

### **Bedroom Two**

**10'7" x 9'4" (3.23m x 2.84m)**

Excellent selection of fitted bedroom furniture comprising two double wardrobes and a single wardrobe, extensive range of fitted nine drawer units running full width with table top over, matching bedside cabinets, radiator and window to front.

### **Bedroom Three**

**10'7" x 9'4" (3.23m x 2.84m)**

Radiator, window to front, two full height fitted mirror fronted twin wardrobes plus further double doors to extensive shelving and three drawer unit plus separate desk/dressing table with three drawer unit and additional three drawer fitted unit all to remain and an tv point.

### **Bedroom Four**

**8'4" x 6'6" (2.54m x 1.98m)**

Radiator, fitted shelving and window to front. If this was not needed as a fourth bedroom it would make an excellent study.

### **Family Bathroom**

**6'8" x 6'2" (2.03m x 1.88m)**

Modern replacement bathroom which has been professionally re-fitted with underfloor heating installed less than 10 years ago. Comprising a bath with an Aqualisa power shower above, matching inset wash basin with cupboards below and a comfort height W.C. with work top, fitted storage unit with space for towels and shelving, chrome heated towel rail, fully tiled walls, extractor fan, south facing window to side making this a lovely sunny room for a good part of the day and an illuminated mirror to stay.

### **Rear Garden**

Lovely square shaped easterly facing rear garden not directly overlooked from the immediate rear. The garden is an absolute haven for wildlife including lots of different birds including woodpeckers, squirrels and even a hedgehog. The garden commences with a full width spacious patio area which gets the sunshine for virtually the whole day and is an absolute suntrap ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining.

The garden then proceeds to a large area of immaculately maintained lawn behind and the side which is extremely well stocked flower and shrub borders, which have got a wide expanse of bulbs, flowers, and

shrubs, two plum trees, a lovely large acer tree and also rose bushes. There are two external power sockets plus outside security lighting, a good sized timber shed which is under 10 years old (not staying) and the garden is accessed by a sturdy side gate which is triple locked and an outside tap. The garden is fully enclosed by panel fencing making it ideal for anyone with dogs and children.

### Garage

19'5" x 8'3" (5.92m x 2.51m)

Longer than average garage with up and over door supplied with power and light and a huge amount of eaves storage space.

### Side Garden

There is also a side garden which is open plan to Kentwell Close. Estate conditions require this to remain open plan.

### Surrounding Area

It is hard to imagine a better located property in such a good condition in this highly sought area of Rushmere St. Andrew situated only a two minute walk from Mill Stream nature reserve and a ten minute walk from local shops, Rushmere Heath and golf course. There are beautiful woodland walks beyond the nature reserve area both on this side of the road and in the woodland behind the Nuffield Hospital which leads all the way through to Purdis Farm and Foxhall.

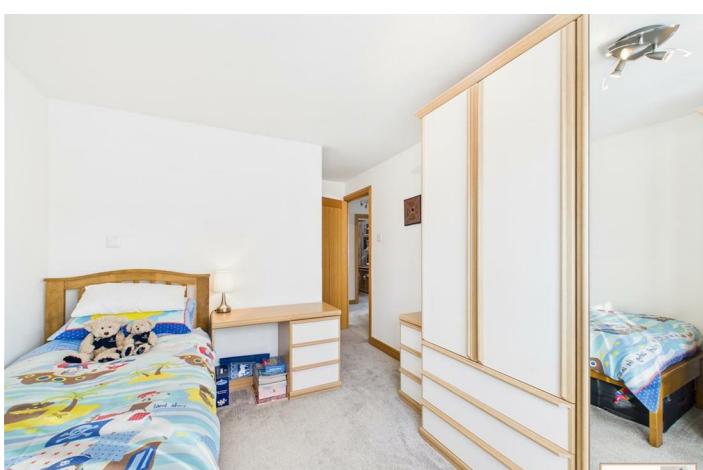
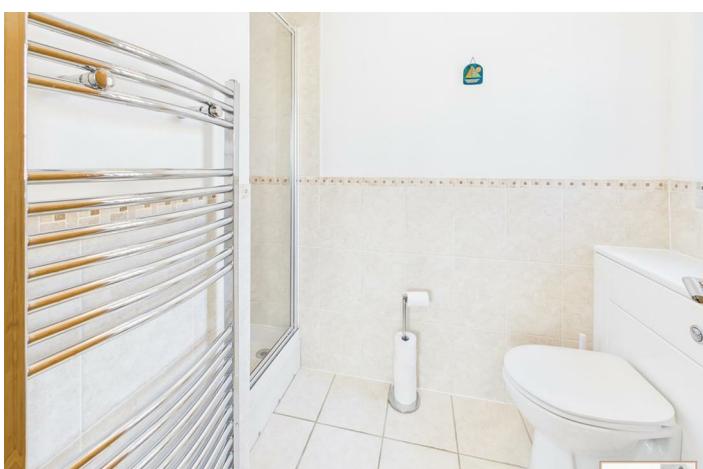
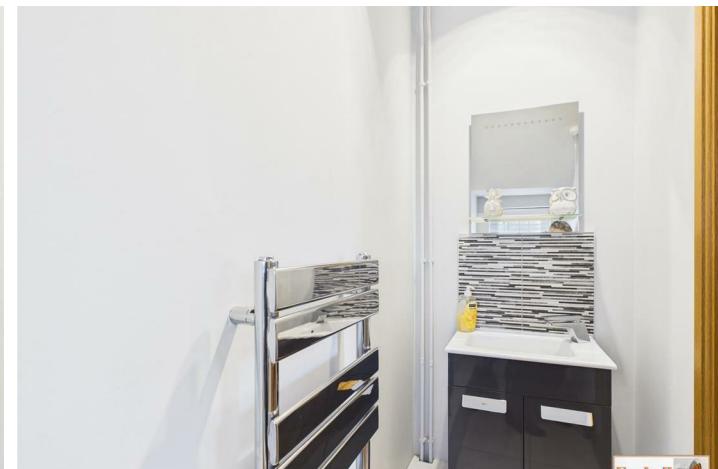
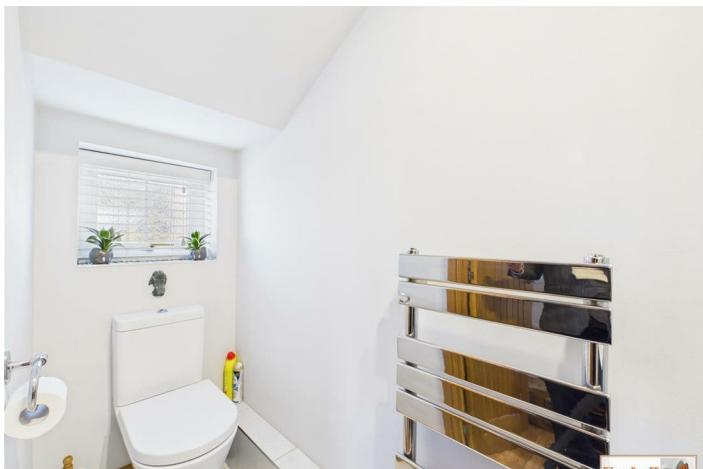
### Agents Notes

Tenure - Freehold

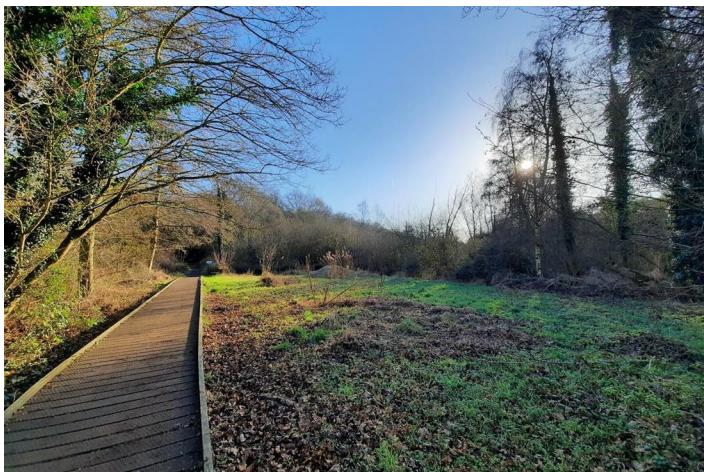
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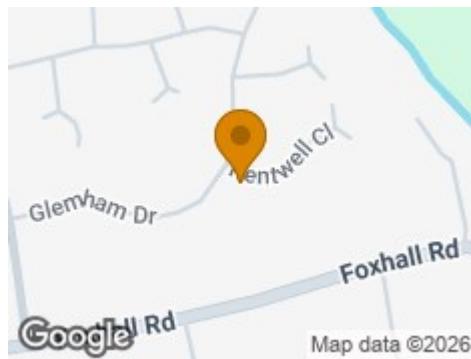








## Road Map



## Hybrid Map



## Terrain Map



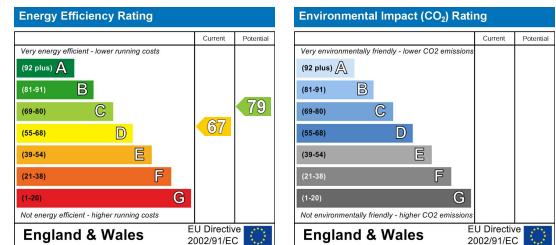
## Floor Plan



## 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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