



**GRACE**  
*Estate Agents*

Brookhill Way, Ipswich, Suffolk  
£685,000

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GRACE ESTATE AGENTS are delighted to present to the market this executive detached four bedroom family home with double garage situated on the popular Brookhill Park development in the parish of Rushmere to the eastern outskirts of Ipswich, which is considered one of the area's most exclusive residential addresses.

This spacious property benefits from off road parking for at least three cars, double garage, gas fired central heating and double glazing throughout.

Downstairs the property comprises a sitting room overlooking the front of the property, a second reception room which could also be used as a fifth bedroom or study. An open plan kitchen/diner is located to the rear of the property and an adjoining conservatory leads on to the rear garden, the dining room also leads on to the rear garden, as does the utility room. A downstairs cloakroom completes the downstairs.

The upstairs accommodation provides a double bedroom, with en-suite attached and a dressing area. Two further bedrooms and a family bathroom completes the upstairs accommodation.

The fully enclosed rear garden benefits from a patio area for outside entertaining which leads to a circular grassed area and a decorative pagoda sweeps round to the rear of the garden which features mature trees and shrubs.

### Front Garden

Block paved driveway to the front of the property leading to a double garage, the front of the property is a lawned area and together with a hedge and shrubs and ample parking space.

### Entrance Hall

Front door with side glazing to one side, leading to downstairs rooms, radiator.

### Sitting Room

17'0" x 15'0" (5.20 x 4.58)

Double glazed windows to front aspect, double glazed window to side aspect, feature fireplace, radiator.

### 2nd Reception Room/Study/Bedroom

7'8" x 7'9" (2.34 x 2.38)

Double glazed windows to front aspect and one radiator.

### Downstairs Cloakroom

Low level WC, hand wash basin with vanity cabinet and mixer tap, obscure window to side aspect, radiator, fully tiled.





### **Open Plan Kitchen/Diner**

11'1" x 12'4" (3.38 x 3.77)

Matching base and wall units with black granite worktops, stainless steel inset sink with mixer tap, integrated double oven, integrated hob with extractor fan and splash back, integrated dishwasher and fridge/freezer, tiled flooring with under floor heating.

### **Conservatory**

10'8" x 10'11" (3.26 x 3.33)

Pitched roof conservatory, leading from the kitchen open plan area into the conservatory patio doors to the side with access to the garden.

### **Utility Room**

A range of base and wall units with worktop over, inset sink. Space for washing machine, double glazed door to rear garden.

### **Landing**

Banister rail, radiator, window over looking rear garden, doors leading to upstairs accommodation.

### **Master Bedroom**

9'8" x 12'9" (2.95 x 3.90)

Double glazed arched window with two windows either side to front aspect, built in double wardrobes, dressing area and two Radiators.

### **En-suite**

Vanity had wash basin with hot and cold taps, electric corner shower cubicle, low level WC, obscure window to side aspect, tiled walls and flooring.

### **Bedroom Two**

Double glazed window to the front aspect, built in wardrobe, radiator.

### **Bedroom Three**

6'10" x 12'8" (2.09 x 3.87)

Double glazed window to rear aspect, radiator.

### **Bedroom Four**

7'8" x 7'4" (2.34 x 2.24)

Double glazed window to rear aspect, built in wardrobes, radiator.

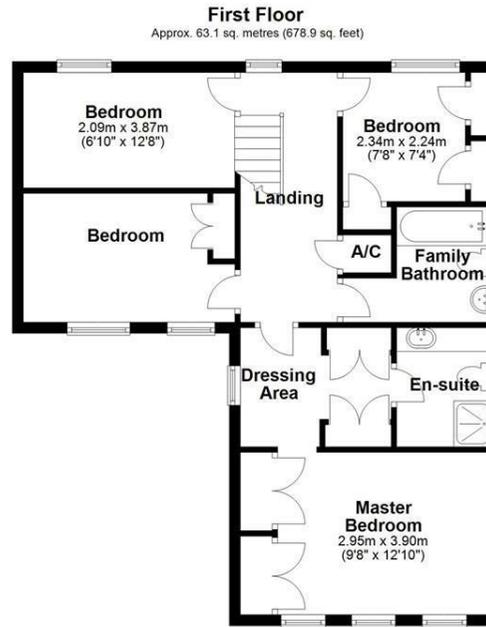
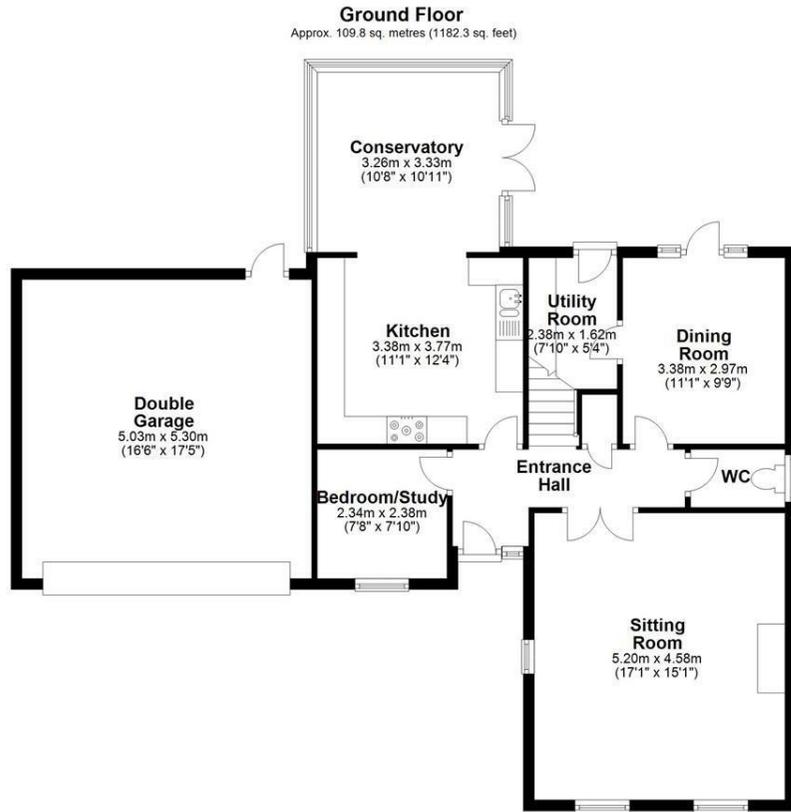
### **Family Bathroom**

White panel bath, shower attachment, low level WC, hand wash basin, half tiled walls, tiled flooring and obscure window.

### **Rear Garden**

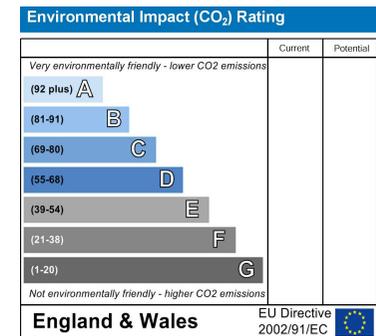
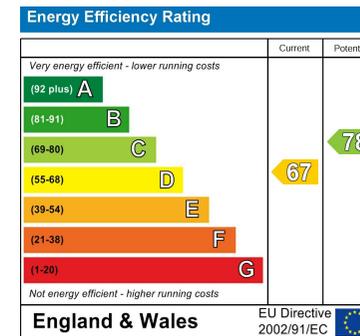
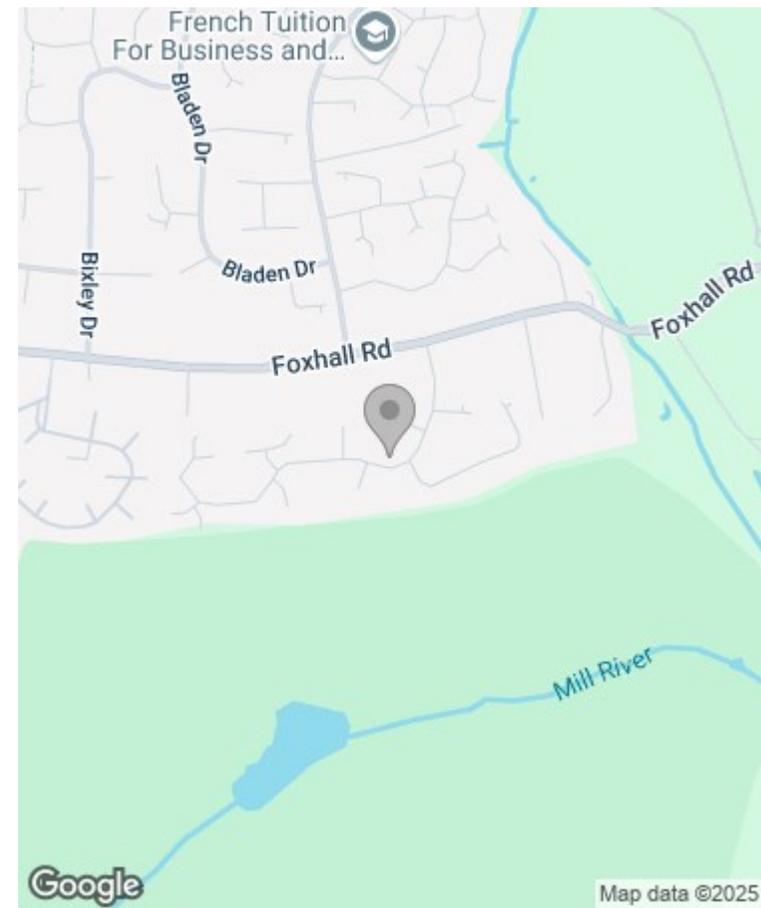
Patio leading from the rear of the property, footpath leading to a circular grassed area, further patio area leading from the kitchen, pergola leading through to a walkway. A range of trees and shrubs.





Total area: approx. 172.9 sq. metres (1861.2 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.



## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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