



Valleyview Drive, Rushmere St. Andrew, Ipswich, IP4 5UW

welcome to

Valleyview Drive, Rushmere St. Andrew, Ipswich

NO ONWARD CHAIN! An impressive five double bedroom, detached home with double garage, ample parking, three bathrooms, four reception rooms, a stunning master suite with dressing room and a beautifully landscaped rear garden, in a sought-after East Ipswich location.

Entrance Hall

A spacious entrance hall with tiled flooring, radiator, a storage cupboard, understairs storage and stairs to the first floor.

Study

Ideal for home working, with double glazed window to the front, carpet flooring and radiator.

Cloakroom

Low level WC, pedestal wash hand basin, partly tiled walls, radiator, extractor fan and double glazed window to the rear.

Lounge

A generous, dual-aspect reception room with double glazed windows to the front, two radiators, TV point, a feature electric fireplace with stone surround and French doors to the snug.

Snug

A versatile second reception room with wood-effect flooring, radiator, TV point, French doors to the lounge and additional French doors opening into the conservatory.

Conservatory

Enjoying views over the rear garden with double glazed windows to the side and rear, patio doors opening outside, tiled flooring, radiator and French doors leading to the snug.

Kitchen

A spacious and well-equipped kitchen with two double glazed windows, overlooking the rear garden, a range of wood-effect wall and base units with stone-effect worktops, tiled splashbacks, an integrated double oven with electric hob and extractor hood, an integrated fridge, freezer and dishwasher, a white one-and-a-half bowl sink

plus drainer and chrome mixer tap, space for a small table and chairs, a breakfast bar, spotlights, tiled flooring and radiator.

Utility Room

Door leading to the garden, tiled flooring, radiator, additional storage units and stone-effect worktops, a stainless steel sink with drainer and mixer tap, tiled splashback, a boiler, tiled splashbacks and space for washing machine and tumble dryer.

First Floor

Galleried Landing

Spacious landing with carpet flooring, radiator, storage cupboards, loft access and attractive open balustrade.

Master Bedroom

An exceptional master suite, extending the full depth of the property, with double glazed windows to both front and rear, carpet flooring, radiator and spotlights. A dedicated dressing area with extensive storage, including a quadruple fitted wardrobe and additional storage cupboard.

En Suite

Enclosed WC, vanity wash hand basin, panel bath with shower over and glazed screen, separate shower enclosure, wood-effect flooring, radiator, partly tiled walls, spotlights, extractor fan and double glazed window to the side.

Bedroom Two

Double glazed window to the front, carpet flooring, radiator, quadruple fitted wardrobe and access to:

En Suite

Enclosed WC, vanity wash hand basin, shower enclosure with waterfall shower, radiator, partly tiled walls, extractor

fan and double glazed window to the side.

Bedroom Three

Double glazed window to the rear, carpet flooring, radiator and a fitted double wardrobe.

Bedroom Four

Double glazed window to the rear, carpet flooring, radiator and fitted double wardrobe.

Bedroom Five

Double glazed window to the front, wood-effect flooring, radiator, a fitted double wardrobe and a working sauna.

Family Bathroom

Double glazed window to the side, enclosed WC, vanity wash hand basin, a panel bath with shower attachment and glazed screen, radiator, spotlights, extractor fan and partly tiled walls.

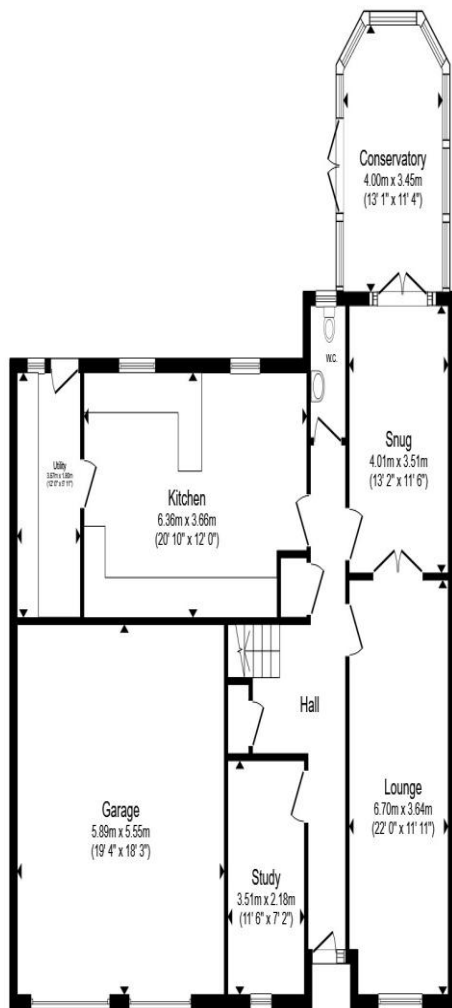
Outside:

Front Garden & Parking

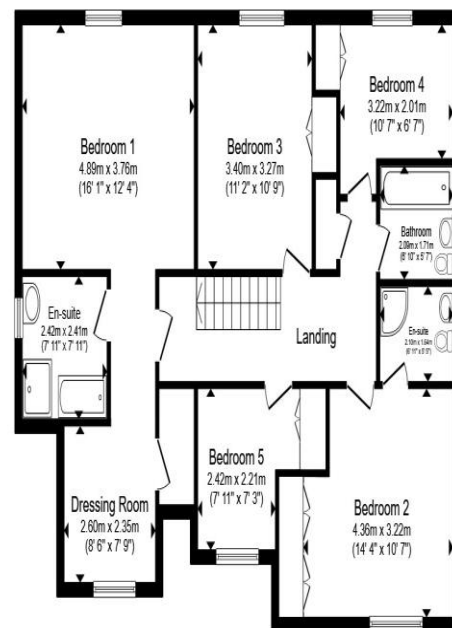
The property is approached via a tarmac driveway, providing ample off-road parking for multiple vehicles and access to the double garage. The front garden is attractively landscaped with mature hedging, lawned areas, established trees and a pathway leading to the front door, a gated side access leads through to the rear garden.

Rear Garden

A beautifully landscaped and well-maintained family garden, enjoying a good degree of privacy. Features include an extensive patio entertaining area, a large lawned area, mature flower beds and hedging, an ornamental pond, a covered seating area with canopy, an additional raised patio terrace, a shed, a side access and an outside tap and lights.



Ground Floor



First Floor

Total floor area 217.4 m² (2,340 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
Valleyview Drive,
Rushmere St. Andrew, Ipswich

- No onward chain
- Executive five double bedroom detached family home
- Four versatile reception rooms including study
- Impressive master suite with dressing room & en suite
- En suite shower room to bedroom two

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

offers in the region of
£700,000



view this property online williamhbrown.co.uk/Property/IPW104354



Property Ref:
IPW104354 - 0004

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