



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## 83 Chatsworth Drive

Rushmere St. Andrew, Ipswich, IP4 5XD

**Guide price £350,000**





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## Description

A stunning three bedroom home enjoying a south facing garden on a corner plot position with detached garage and driveway. This property is immaculately presented throughout and benefits from a kitchen extension creating a superb space for families with a utility and cloakroom.

## Location

The property is in the popular Rushmere St Andrew which has many amenities within easy reach and Broke Hall primary school is within walking distance. There is an excellent range of local shops, social amenities and recreational facilities. Just a short distance away is Martlesham Retail Park with an M&S Food Hall, Tesco superstore and Next. Ipswich town centre is easily accessible and offers a wide range of shopping and recreational facilities and a mainline station with links to London Liverpool Street

## Entrance porch

Double glazed door and window to front.

## Entrance hall

13' 04 x 5' 09 (3.96m x 1.75m)

Double glazed door to front, radiator, doors to ground floor accommodation and carpet flooring.

## Kitchen/dining room

26' 03 x 10' 08 (8.00m x 3.25m)

Double glazed windows and sliding patio doors to rear, matching handleless eye level and base units with quartz worktop above, integrated oven, integrated microwave, integrated induction hob with extractor above, integrated fridge/freezer, integrated dishwasher, breakfast bar, understairs cupboard, karndean wood effect flooring.

## Sitting room

13' 09 x 10' 07 (4.19m x 3.23m)

Double glazed window to front, radiator and carpet flooring.

## Utility room

9' 10 x 8' 09 (3.00m x 2.67m)

Double glazed door to side, handleless units with quartz worktops above, plumbing for washing machine, plumbing for tumble dryer, gas boiler and karndean flooring.

## Cloakroom

Low level wc, wash basin, double glazed window to front, heated towel rail and karndean flooring.

## First floor landing

Doors to first floor rooms, airing cupboard and carpet flooring.

## Bedroom one

13' 07 x 8' 09 (4.14m x 2.67m)

Double glazed window to front, fitted sliderobes, radiator and carpet flooring.

## Bedroom two

9' 06 x 8' 07 (2.90m x 2.62m)

Double glazed window to rear, radiator and carpet flooring.

## Bedroom three

8' 02 x 7' 05 (2.49m x 2.26m)

Double glazed window to front, radiator and carpet flooring.

## Bathroom

6'09 x 5'05 (2.06m x 1.65m)

Double glazed window to rear, three piece white suite comprising p-shaped bath with shower above, pedestal wash basin, low level wc, heated towel rail, wood effect floor and part tiled walls.

## Outside and gardens

The property enjoys a corner plot position with off road parking for 2-3 vehicles and a detached garage with up and over door and additional side door giving access to the garden. To the front of the property is a lawn with path to the front door and a side gate provides access to the south west facing rear garden. To the immediate rear of the property is a generous patio with the remainder laid to lawn with flower borders. An under cover bar creates an ideal space for entertaining.

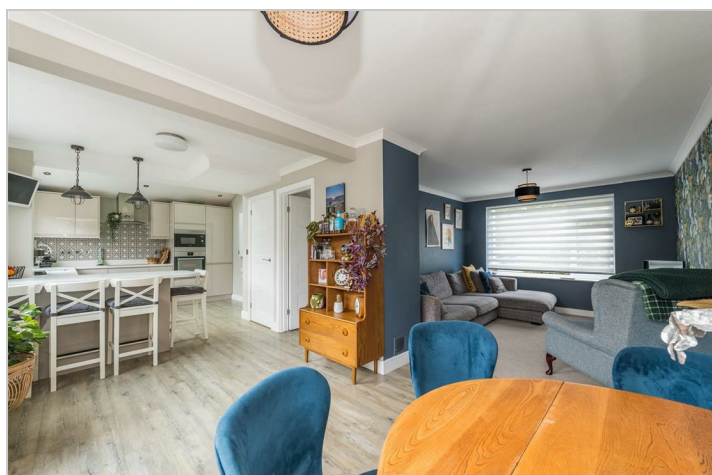
## Services

We understand that mains electric, water and drainage are connected to the property.

Tenure: Freehold

Epc rating: D

Council tax band: C





Road Map



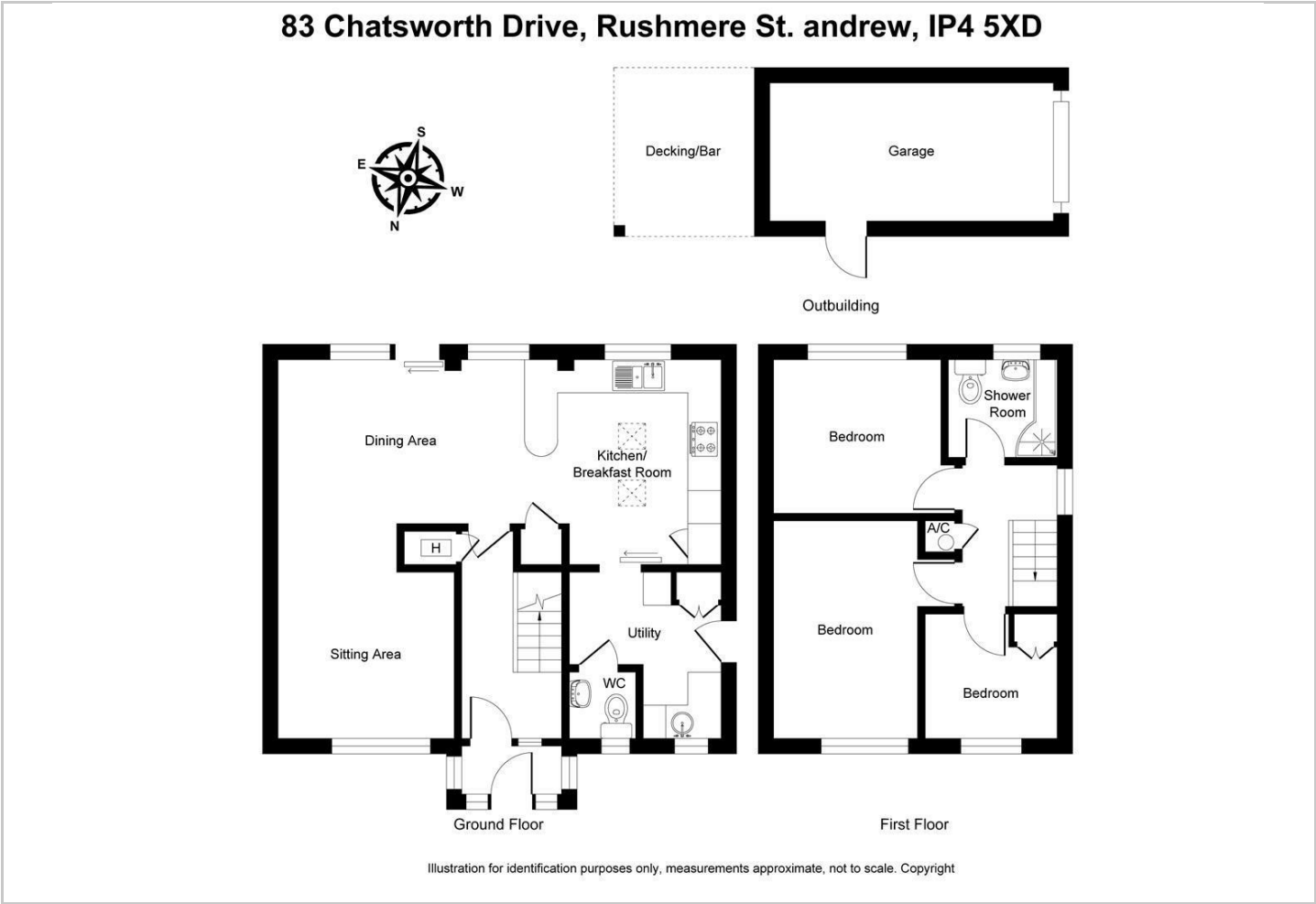
Hybrid Map



Terrain Map



Floor Plan

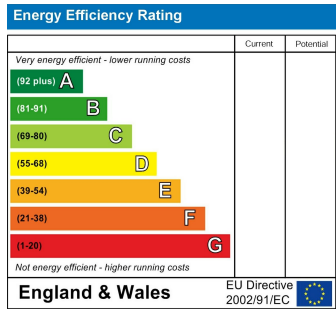


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL  
Tel: 01394 446483  
Email: cwp@charleswrightproperties.co.uk