





Guide price - £575,000

Blake Mayhew are pleased to present to the market this 4 bedroom executive style detached house built to a high specification. The Garland, an exclusive development of just 4 detached houses with a front aspect across hedgerow and open farmland the properties are ideally situated on the North East outskirts of Ipswich off Rushmere Road. This much sought after location is convenient to local shops, amenities and local schools. Benefits include underfloor heating (untested) cloakroom, utility, kitchen with integrated appliances by AEG, 4 double bedrooms, master bedroom with ensuite and garage.

This property is built to a very high specification. This includes composite grey windows and doors, underfloor heating on the ground floor, porcelain floor tiles in the hall, kitchen/dining/orangery areas, utility and cloakroom. Oak internal doors, quartz work surfaces in the kitchen and utility, quartz tops in cloakroom, bathroom and ensuite.

Accommodation

Entrance Hall:

Composite front door, porcelain floor tiles, stairs off, under stairs cupboard.

Lounge: 17'4" into bay x 10'4"

Bay Window to front aspect, TV points, underfloor heating controls.

Open Plan Living Space includes kitchen/dining/orangery.

Kitchen/Diner: 20'7" x 11'7"

White handleless soft close units and draws, quartz work surface and upturn., pantry cupboard with pull out drawers, pan drawers, cutlery drawer, sink unit

Integrated:-

AEG double oven and grill
AEG Hob and extractor fan
AEG Fridge/freezer
AEG Dishwasher.

Family area: 10'11" x 8'11"

UPVC Double doors to rear patio area, floor lighting and porcelain floor tiles.

Utility: 6'10" x 5'1"

Cupboard housing boiler, space for washing machine and tumble dryer, sink drainer, Quartz work surface with upturn, porcelain floor tiles and door to rear garden.

Cloakroom:

W.C, vanity unit with hand wash basin and quartz work surface, porcelain floor tiles and window to side.



Bedroom 1: 13'7" x 12'1"
Window to front aspect, T.V point and radiator.

En-suite:
Vanity unit, with W.C, hand wash basin and storage, quartz work surface and large mirror, shaver point, fully tiled, shower with over head and mobile shower head, glass enclosed screen, heated towel rail.

Bedroom 2: 12'1" x 10'4"
Window to front aspect, T.V point, radiator and storage cupboard.

En-suite:
Vanity unit, with W.C, hand wash basin and storage, quartz work surface and large mirror, shaver point, fully tiled, shower with over head and mobile shower head, glass enclosed screen, heated towel rail.

Bedroom 3: 10'2 x 9'8
Window to rear aspect, T.V point and radiator.

Bedroom 4: 10'4" x 9'8
Window to rear aspect, T.V point and radiator.

Family Bathroom:
Vanity unit, with W.C, hand wash basin and storage, quartz work surface and large mirror, shaver point, fully tiled, P shape bath with shower over and glass screen and heated towel rail.



Garage
Up over door, lighting and electric.

Rear garden with area slabbed patio and laid to lawn, fence enclose, outside lighting,
Front garden with 2 further car spaces.