



# Willoways

Rushmere St. Andrew, Ipswich, Suffolk










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& PARKER**

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A beautifully presented, light family home with flexible accommodation throughout, in a highly-desirable location.

Featuring extensive, spacious and light accommodation throughout, with the potential to create an integral annexe, Willoways is a modern detached family home set within beautifully landscaped gardens in a sought-after village to the outskirts of Ipswich.

|   |                                     |   |                            |   |                               |
|---|-------------------------------------|---|----------------------------|---|-------------------------------|
|  | <b>4 RECEPTION ROOMS</b>            |  | <b>6 BEDROOMS</b>          |  | <b>5 BATHROOMS</b>            |
|  | <b>DOUBLE GARAGE &amp; CARTLODE</b> |  | <b>0.79 ACRES</b>          |  | <b>FREEHOLD</b>               |
|  | <b>VILLAGE</b>                      |  | <b>4,479 - 5,162 SQ FT</b> |  | <b>GUIDE PRICE £1,475,000</b> |



The property

Found in a tucked away position in the desirable village of Rushmere St. Andrew, Willoways is a modern red brick and part-weatherboarded detached family home offering almost 4,500 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with a useful cloakroom and bi-fold doors to the rear verandah. The ground floor comprises two well-presented reception rooms including a spacious family room with feature fireplace with inset wood burner and a double aspect sitting room, both rooms with bi-fold doors to the rear terrace. The well-proportioned kitchen/dining room is fitted with a range of wall and base units including a large central island with breakfast bar, complementary worktops and splashbacks, modern integrated appliances and bi-fold doors to the rear verandah.

Double doors from the kitchen/dining room open to an entrance hall, giving access to a fitted utility. The ground floor accommodation is completed by a double bedroom with en suite shower room offering the ability to be used as an integral annexe.

Stairs rise from the reception hall to a spacious first floor landing with French doors to a balcony overlooking the pond and offers the access to a vaulted principal bedroom with fitted dressing room, an en suite bathroom and full-height glazing incorporating bi-fold doors to a private covered balcony. There are two further double bedrooms with en suite, one with bi-fold doors to a private rear aspect balcony, and an additional bedroom with vaulted ceiling, full-height front aspect glazing and en suite shower room. One further double bedroom with large picture window completes the first floor.





## Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached through electric wooden gates over a gravelled driveway providing private parking and giving access to a double garage and attached cart lodge. The generous well-maintained wraparound garden is south-facing and laid mainly to lawn, bordered by mature shrubs and trees and features numerous seating areas, generous paved side and rear terraces and a part-covered raised decked verandah overlooking a sizeable garden pond, the whole ideal for entertaining and al fresco dining.

## Location

The East Suffolk village of Rushmere St Andrew has a church, iconic duck pond, a large common, ideal for walkers and cyclists, local shopping, a Co-op, a golf club, children's play areas and primary and secondary schooling. Ipswich offers comprehensive shopping, service, recreational and leisure amenities including pubs, restaurants and cafés, as does the market town of Woodbridge. Recreational facilities in the wider area include walking on Sandlings Walk, which starts on Rushmere Common, together with sailing and fishing on the estuaries of the Deben, Orwell and Alde, resorts on the Suffolk Heritage Coast and golf courses at Ufford, Ipswich and Aldeburgh. Communications links are excellent: the A12 offers easy access to the A14, Suffolk Heritage Coast and motorway network and Derby Road station offers regular services to central London.



## Distances

- Ipswich 3.1 miles
- Woodbridge 6.1 miles
- Aldeburgh 22.8 miles

## Nearby Stations

- Westerfield - branch line
- Ipswich - mainline

## Key Locations

- Woodbridge Tide Mill Museum
- Sutton Hoo
- Orford Castle
- Framlingham Castle
- Ipswich Museum

## Nearby Schools

- Ipswich School and Prep
- St. Joseph's College
- Woodbridge School
- Framlingham College and Prep





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,479 sq ft (416 sq m)

Garage & Cart Lodge internal area 683 sq ft (63 sq m)

Balcony & Verandah external area 1,204 sq ft (112 sq m)

Total internal area 5,162 sq ft (480 sq m)

For identification purposes only.

## Directions

IP5 1DR

what3words: ///types.trend.placed - brings you to the driveway

## General

Local Authority: East Suffolk Council

Services: Gas central heating and all other mains services are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

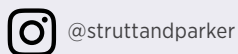
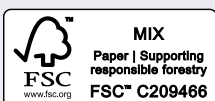
EPC Rating: C

## Suffolk

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