



## 52 Rushmere Road, Gisleham

£290,000 Freehold

This charming 2/3 bedroom home offers the perfect blend of comfort and convenience. Boasting a spacious lounge and an open-plan kitchen and breakfast room, this property is designed with comfort in mind. With front and rear gardens, as well as off-road parking, this home provides the perfect setting for practicality. Whether you're a first-time buyer or looking to downsize, this property presents a rare opportunity in a desirable area. Arrange a viewing today to discover the full potential this home has to offer.

## Location

Rushmere Road in Gisleham is a peaceful residential area positioned in close proximity to the coastal town of Lowestoft in Suffolk. The location offers a semi-rural setting with easy access to nearby amenities in Gisleham and the surrounding villages. The property benefits from convenient transport links, with Lowestoft railway station just a short drive away, providing connections to Norwich and Ipswich. Local schools, including primary and secondary options, are nearby, making it a suitable location for families. The area is also well-served by local shops, pubs, and recreational facilities, with the scenic Suffolk coastline and beautiful countryside within easy reach for leisurely walks and outdoor activities.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - C



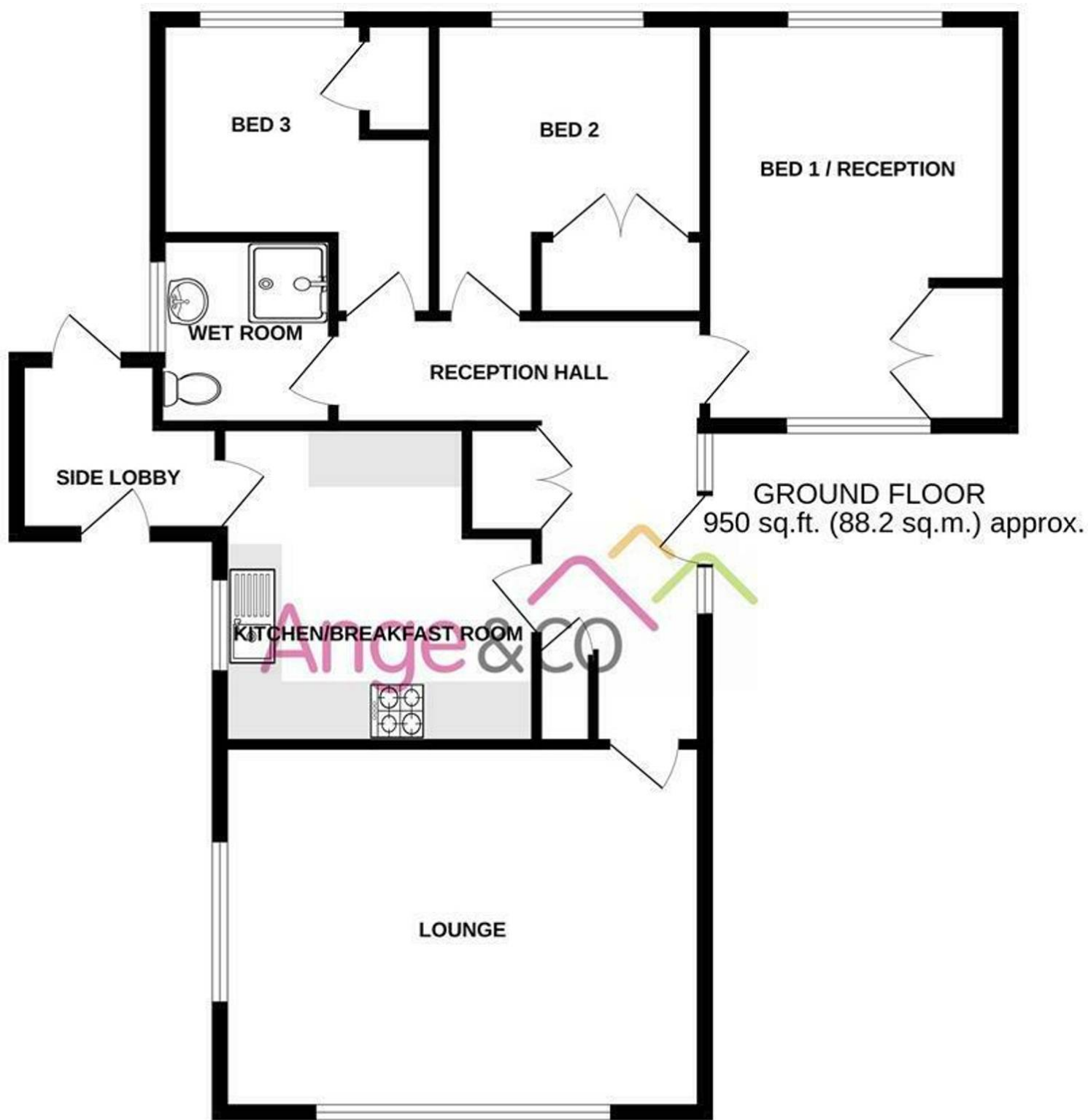
## Rushmere Road, Gisleham

The property boasts a spacious reception room. The inviting lounge area has a large window that bathes the room in natural light and carpet flooring adding warmth underfoot. The open-plan kitchen and breakfast room is a chef's delight, featuring built-in cabinets complemented by stylish backsplash tiles and a pleasing blue aesthetic. The layout includes dedicated spaces for appliances, ensuring functionality meets aesthetics seamlessly.

Accommodation in this well-designed home comprises two generous double bedrooms, each providing ample space for residents and guests, both of which are appointed with plush carpet flooring for added comfort and warmth. The third bedroom offers versatility, making it ideal as a guest room, home office, or hobby space, depending on your needs. The centrally located, contemporary wet room boasts a spacious step-in shower, complemented by sleek fixtures and fittings, seamlessly blending style with practicality for everyday comfort.

The charm of this property extends to the outdoor spaces, with a front and rear enclosed garden primarily laid to lawn, providing a private space for enjoying outdoor activities. Additionally, off-road parking adds convenience to every-day living.





RUSHMERE ROAD, CARLTON COLVILLE

TOTAL FLOOR AREA : 950 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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