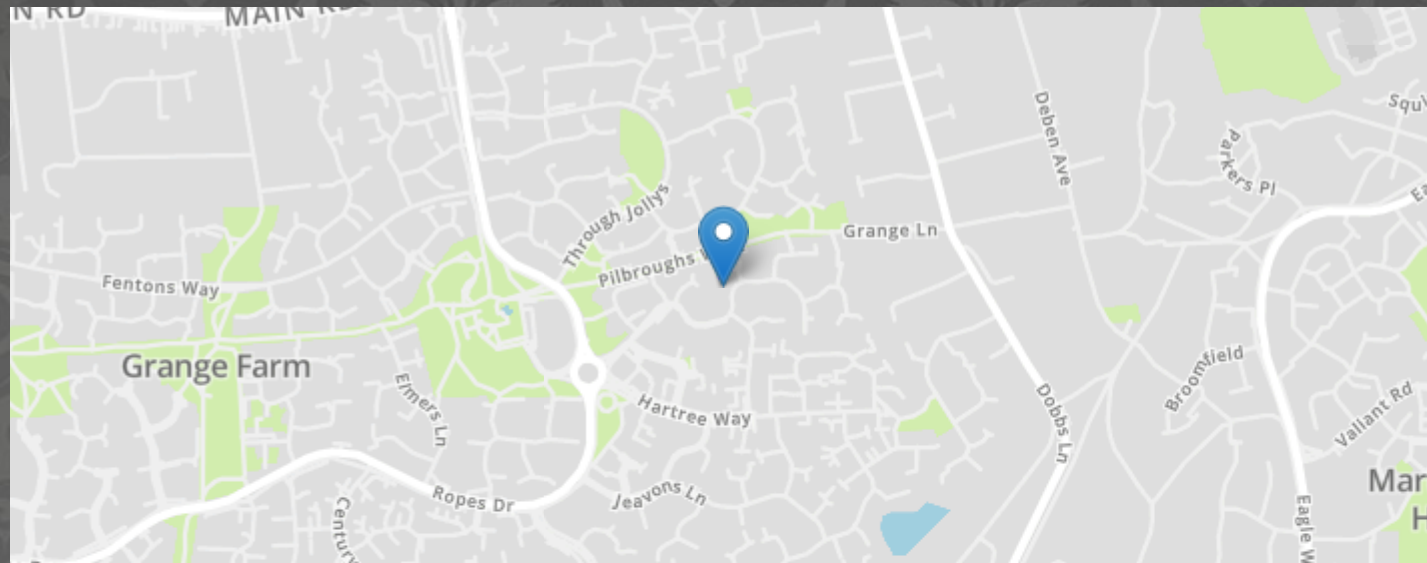


Bugsby Way, Kesgrave, Ipswich



- POPULAR GRANGE FARM
- OPEN-PLAN KITCHEN/DINING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

- LINK-DETACHED THREE BEDROOM FAMILY HOME
- SEPARATE SITTING ROOM
- TWO FURTHER BEDROOMS AND A FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

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MARKS & MANN



## Bugsby Way, Kesgrave, Ipswich

Situated on popular GRANGE FARM is this LINK-DETACHED, THREE BEDROOM FAMILY HOME with GENEROUS rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting room and kitchen/dining room, with three bedrooms, with an EN-SUITE to bedroom one, and a family bathroom. Located close to LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES, an early viewing is advised to avoid disappointment.

£315,000



**Entrance hall**

Stairs to first floor, door to:

**Sitting room**

4.82m x 3.18m (15' 10" x 10' 5") Window to front, feature fireplace, door to:

**Kitchen/dining room**

4.11m x 3.56m (13' 6" x 11' 8") Window and patio doors to rear, overlooking and leading into the garden. Range of matching base and eye level units with worktops over, sink, space for a freestanding double oven with extractor over, sink, space for a fridge/freezer and space and plumbing for a washing machine. To the side there is space for a family dining table with a door giving access to the understairs storage cupboard.

**First floor landing**

Doors to all three bedrooms and the family bathroom.

## Outside

The front of the property has been predominately laid to lawn with shrubs, trees, and a pathway leading to the front door. A driveway to the side provides off road parking and leads to the garage 5.07m x 2.60m (16' 8" x 8' 6") with up and over door, with power and light connected. A side gate gives access to the good-sized rear garden.

There are two patio areas to the rear of the property, ideal for outdoor entertaining, with the remainder predominately laid to lawn with plant, shrub and tree borders, enclosed by wooden fencing. A personnel door gives access to the garage.

### Location

Grange Farm is located in the popular town of Kesgrave, to the east of Ipswich. Grange Farm has a range of local schools, shops and amenities as well as a doctors surgery, two local public houses and Milsoms at Kesgrave Hall.

Just a short distance away is Martlesham Retail Park which includes a Tesco Superstore, Next at Home and Marks & Spencer Food Hall. Both the market town of Woodbridge, located along the River Deben, and Suffolk's county town of Ipswich, with the Marina on the River Orwell, are within easy reach and offer a range of national and independent shops, bars and restaurants.

### Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

The floor plan shows a 1st floor with a large garage on the left. A central hall provides access to a kitchen/diner at the top, a sitting room in the middle, and a staircase leading up. The right side of the floor contains three bedrooms (Bedroom 1, 2, and 3), a bathroom, and an ensuite for Bedroom 1. A landing area connects the bedrooms and bathroom. A compass rose is located at the bottom right of the plan.

The collage consists of seven individual photographs arranged in two rows. The top row contains three images: a kitchen and dining area with a table and chairs; a living room with two sofas and a TV; and a child's bedroom with a bed and toys. The bottom row contains four images: a kitchen from a different perspective; a bedroom with a double bed; and a bathroom featuring a bathtub and a pedestal sink.