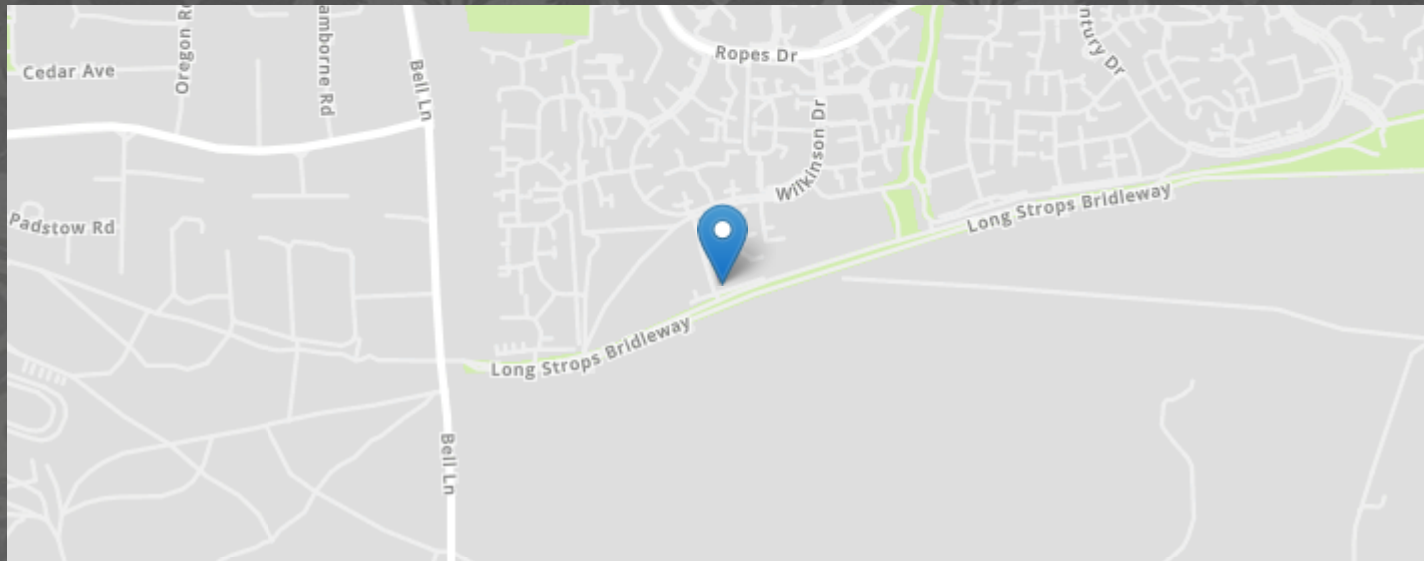


## Hares Close, Kesgrave, Ipswich



- CUL-DE-SAC POSITION WITH FIELD VIEWS
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SITTING ROOM WITH FEATURE FIREPLACE
- ENSUITE TO BEDROOM ONE
- LANDSCAPED REAR GARDEN
- EXTENDED, DETACHED, FOUR BEDROOM FAMILY HOME
- TRI-FOLDING DOORS IN SITTING ROOM AND FAMILY AREA
- DUAL ASPECT STUDY/OFFICE
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING

# MARKS & MANN

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# MARKS & MANN



## Hares Close, Kesgrave, Ipswich

Situated in a CUL-DE-SAC position with fantastic FIELD VIEWS, is this STUNNING, EXTENDED, DETACHED FOUR BEDROOM FAMILY HOME with LANDSCAPED rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, downstairs cloakroom, sitting room, study, stunning OPEN-PLAN kitchen/dining/family room with BI-FOLD DOORS to the garden. Upstairs there are four good sized bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom. Located on popular GRANGE FARM, an internal viewing is strongly advised to appreciate the QUALITY of accommodation of offer.

**£550,000**



## Hares Close, Kesgrave, Ipswich

### Entrance hall

Window to front, Internal window to dining area, radiator, stairs to the first floor and doors to the downstairs cloakroom, sitting room, study and stunning open-plan kitchen/dining/family room.

### Downstairs cloakroom

Window to side, radiator, wash hand basin and WC.

### Study

3.43m x 3.06m (11' 3" x 10' 0")  
Dual aspect room with window to the front and side, radiator.

### Sitting room

4.55m x 4.48m (14' 11" x 14' 8")  
Two windows to front, radiator, feature fireplace, double doors to the entrance hall and tri-folding doors to the kitchen/dining/family room.

### Kitchen area

6.81m x 3.42m (22' 4" x 11' 3")  
Two windows to side overlooking fields with a further window onto the garden. The kitchen features a range of matching base and eye level units with worktops over, double butler sink, kitchen island with cupboards under and space for seating, AEG double oven with AEG four ring induction hob and extractor over, integrated dishwasher and washing machine with space for an American style fridge/freezer.

### Dining/family area

4.92m x 2.63m (16' 2" x 8' 8")  
Three skylights providing an abundance of natural light, feature wall radiator, space for a family dining table with a further area for seating. tri-folding doors lead back into the sitting room with a further set of tri-folding doors overlooking and leading into the rear garden.

### First floor landing

Window to rear, radiator and doors to all bedrooms, the family bathroom and an airing cupboard.

### Bedroom one

6.06m (max) x 3.44m (19' 11" (max) x 11' 3")  
Dual aspect room with windows to both sides, one overlooking the rear garden and the other with field views. Radiator, fitted wardrobes with sliding doors and door to;

### Ensuite shower room

2.15m x 1.71m (7' 1" x 5' 7") Window to side, radiator, shower cubicle, wash hand basin and WC.

### Bedroom two

4.55m x 3.09m (14' 11" x 10' 2")  
Dual aspect room with window to front and rear, radiator, fitted wardrobes with sliding doors.

### Bedroom three

3.40m (max) x 3.07m (11' 2" (max) x 10' 1")  
Dual aspect room with window to front and side, radiator.

### Bedroom four

3.58m x 2.68m (11' 9" x 8' 10")  
Window to front, radiator, door to storage cupboard.

### Family bathroom

2.38m x 2.04m (max) (7' 10" x 6' 8" (max))  
Window to side, radiator, bath, separate shower cubicle, wash hand basin and WC.

### The outside

The property is situated in a cul-de-sac position and adjoins a bridleway with fantastic field views. The front of the property has been laid to lawn with a path leading to the front door. A driveway to the side of the property provides off road parking and leads to the garage, which has an 'up/over' door with power and light connected. A side gate gives access to the rear garden.

The rear garden has a decked area to the immediate rear of the property, a lawned area and a pathway leading to a patio, ideal for alfresco dining. There is also an area which has bee laid to bark, enclosed by wooden fencing and a brick wall.

## Hares Close, Kesgrave, Ipswich

### 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.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Important information

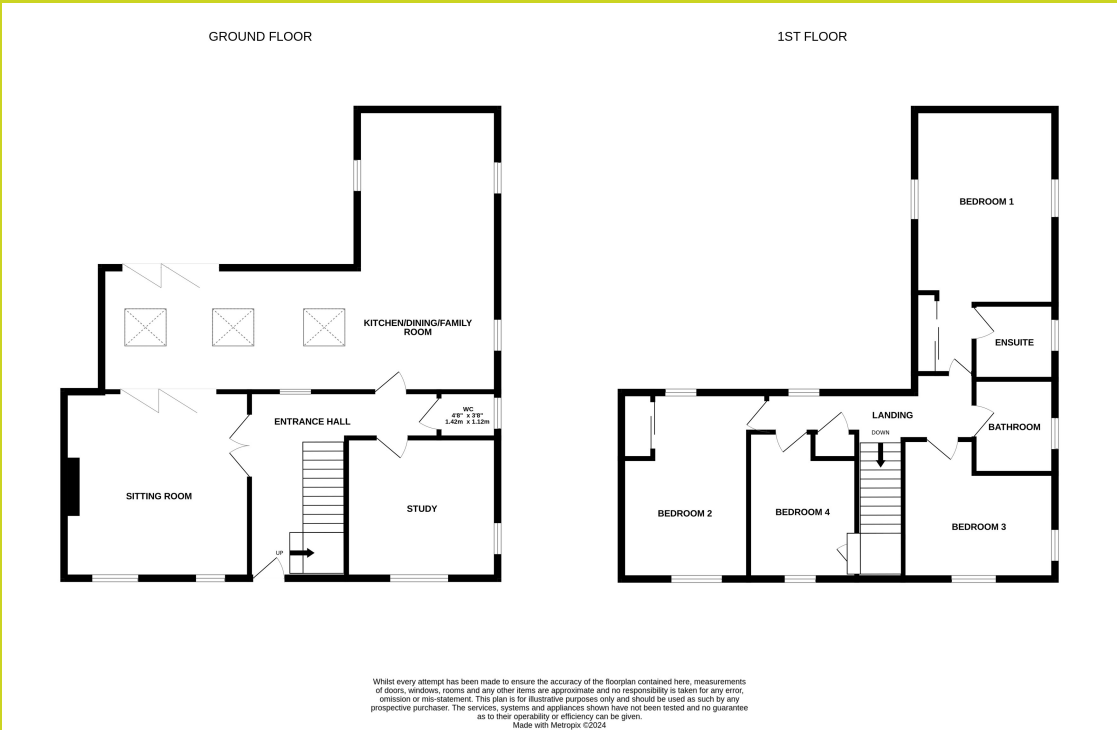
Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property. The property has a hive heating system installed. Council tax band E.  
EPC rating TBC.  
Our ref: SM/elr.

### Directions

Please use IP5 2ES as the point of destination.

### Location

Hares Close is located on the popular Grange Farm development with both local primary and high schools close by. There are a range of local amenities nearby, including a public house, doctors surgery and Tesco. There is easy access to the A12/A14, Ipswich town centre and excellent links to the market town of Woodbridge. For the commuter, Ipswich town has mainline railway station with a direct link to London Liverpool Street.



The above floor plans are not to scale and are shown for indication purposes only.

