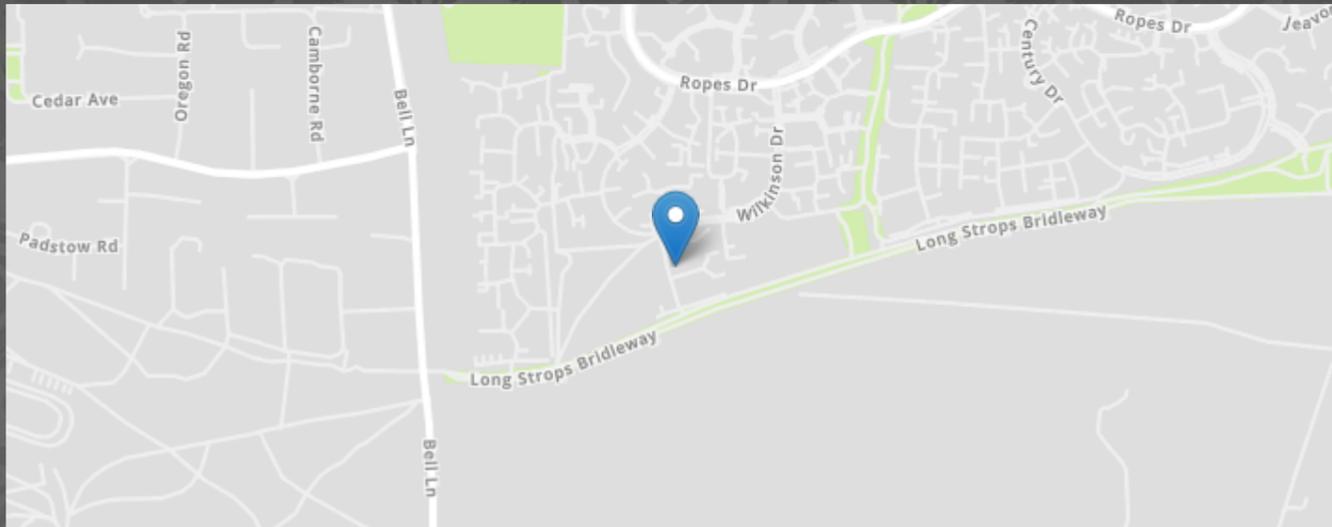


## Hares Close, Kesgrave, Ipswich



• \*\*\* NO ONWARD CHAIN \*\*\*

- IMMACULATELY PRESENTED ACCOMMODATION
- OPEN-PLAN KITCHEN/BREAKFAST ROOM AND DINING/FAMILY ROOM
- EN-SUITE SHOWER ROOMS TO BEDROOMS ONE AND TWO
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE WITH EASY ACCESS TO A12/A14

• EXTENDED, DETACHED, FOUR BEDROOM FAMILY HOME

- SITTING ROOM, STUDY AND PLAY ROOM
- TWO SETS OF BI-FOLD DOORS TO GARDEN AND UNDERFLOOR HEATING
- FITTED WARDROBES TO THREE BEDROOMS
- GARAGE AND OFF ROAD PARKING

# MARKS & MANN



## Hares Close, Kesgrave, Ipswich

\*\*\* NO ONWARD CHAIN \*\*\*

Immaculately-presented EXTENDED, DETACHED, FOUR BEDROOM FAMILY HOME with PRIVATE GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, STUDY, PLAYROOM, sitting room, OPEN-PLAN kitchen/breakfast room and dining/family room, and downstairs cloakroom, with four bedrooms, TWO of which have EN-SUITE shower rooms, and a family bathroom upstairs. An internal viewing is strongly advised to appreciate the HIGH SPECIFICATION and QUALITY of the accommodation on offer.

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£475,000 Offers in Excess of**

# Hares Close, Kesgrave, Ipswich

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## Entrance hall

Stairs to first floor, bespoke understairs storage solution and doors to the stunning open-plan kitchen/dining/family room, sitting room, family room, study and downstairs cloakroom.

## Downstairs cloakroom

Wash hand basin and WC.

## Study

2.96m x 2.90m (9' 9" x 9' 6") Window to front.

## Family room

3.24m x 2.95m (10' 8" x 9' 8") Window to front.

## Sitting room

4.50m x 4.13m (14' 9" x 13' 7") Two full height panel windows and French doors leading into the open-plan dining/family room.

## Open-plan kitchen/breakfast room & dining/family room

4.81m x 3.84m (15' 9" x 12' 7") kitchen/breakfast room  
6.95m x 2.56m (22' 10" x 8' 5") dining/family room

Stunning, extended room with three Velux windows and two sets of bi-fold doors, overlooking and giving access to the rear garden, underfloor heating throughout.

The kitchen/breakfast area has a range of matching base and eye level units with worktops over, sink with hot water tap, island/breakfast bar with storage under and space for seating/bar stools. Full height pantry cupboard, built-in double slid and hide ovens, hob with extractor over, wine cooler, integrated fridge/freezer, dishwasher and washing machine.

There is space for a family dining table as well as a sofa/comfy seating area, an ideal space for entertaining. French doors lead to the sitting room.

## First floor landing

Access to the airing cupboard and doors to all four bedrooms and the family bathroom.

## Bedroom one

4.31m x 3.34m (14' 2" x 10' 11") Window to rear, overlooking the garden, fitted wardrobes and doors to:

## En-suite shower room one

Window to rear, shower cubicle, hand wash basin, WC and heated towel radiator.

## Bedroom two

3.46m x 3.16m (11' 4" x 10' 4") Window to front, fitted wardrobes and door to:

## En-suite shower room two

Window to front, shower cubicle, hand wash basin, WC and heated towel radiator.

## Bedroom three

3.32m x 3.03m (10' 11" x 9' 11") Window to front, built-in wardrobes.

## Bedroom four

2.94m x 2.71m (9' 8" x 8' 11") Window to rear, overlooking the garden.

## Family bathroom

Window to side, panel enclosed bath with shower over, hand wash basin, WC and heated towel radiator.

## Outside

The property is situated in a cul-de-sac position, has low level hedging to the front, and 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 been mainly laid to artificial lawn with decorative trellising, with a decked path and seating area, ideal for outdoor entertaining and alfresco dining, enclosed by wooden fencing. A personnel door gives access to the garage.

## Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band E.  
EPC rating C.  
Our ref: SM/elr.

## 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.

For the commuter, there is easy access to the A12 and A14 and a mainline train station can be found at Ipswich, with a direct link to London Liverpool Street.

## Directions

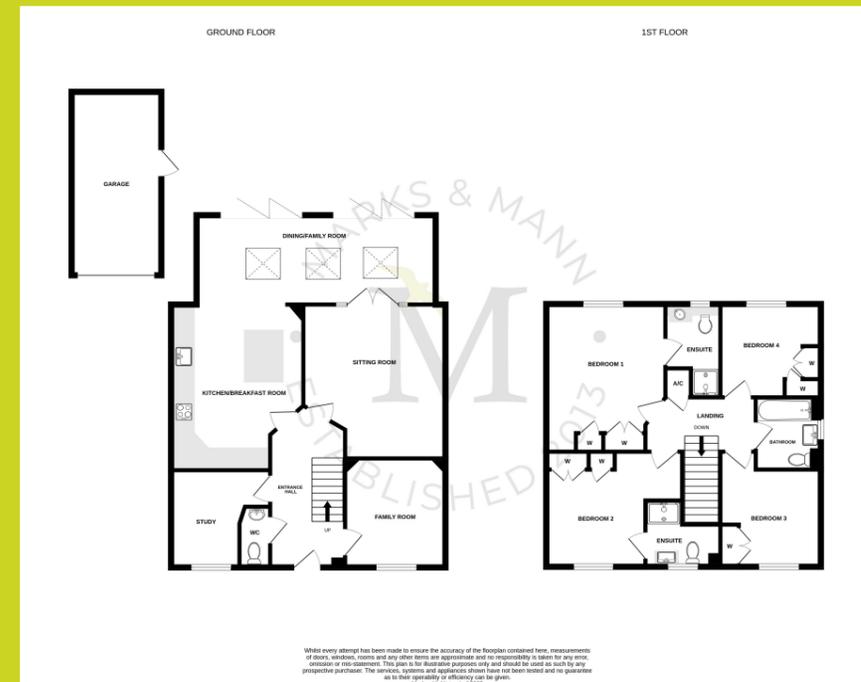
Using a SatNav, please use IP5 2EZ as the point of destination.

## 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.

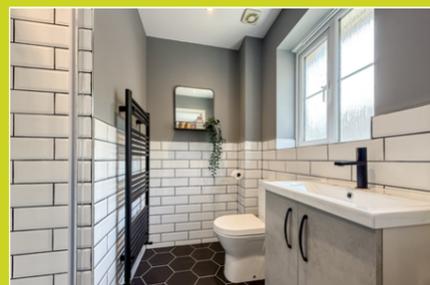
## Anti-Money Laundering Regulations

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, ceiling 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 here are not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHome3D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	