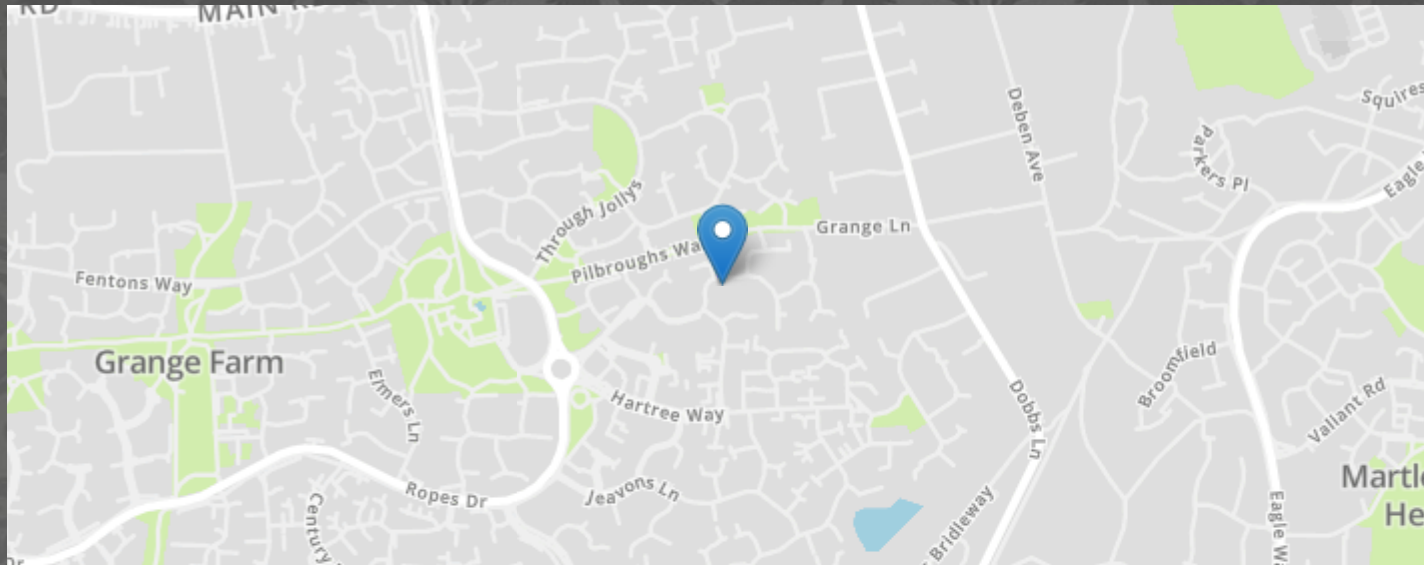


Bugsby Way, Kesgrave, Ipswich



- POPULAR GRANGE FARM DEVELOPMENT
- SOUTH-FACING REAR GARDEN
- THREE BED DETACHED FAMILY HOME
- GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES

- BUILT-IN WARDROBES TO THREE BEDROOMS
- CLOSE TO LOCAL SHOPS, AND AMENITIES
- EN-SUITE & FAMILY BATHROOM
- EASY ACCESS TO A12/A14

MARKS & MANN



Bugsby Way, Kesgrave, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM DETACHED HOUSE situated on the popular GRANGE FARM development. The property comprises an entrance hallway, lounge, kitchen/diner, conservatory, three bedrooms, with bedroom one having an en-suite shower room and a family bathroom. The property has the added benefit of a garage and off road parking, as well as a south-facing rear garden. An early viewing is strongly advised to avoid disappointment.

MARKS & MANN

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Website www.marksandmann.co.uk

£315,000

Bugsby Way, Kesgrave, Ipswich

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Entrance Hall

Doors to the lounge, kitchen/diner and two storage cupboards, stairs to first floor

Lounge

4.12m x 3.31m (13' 6" x 10' 10") Double glazed window to front, wooden french doors to:

Conservatory

4.98m x 2.73m (16' 4" x 8' 11") Double glazed UPVC windows with french doors to side leading to the garden.

kitchen/diner

4.12m x 2.80m (13' 6" x 9' 2") Double glazed window to front and double glazed french doors to rear overlooking and providing access to the garden. Range of matching base and eye level units with worktops over, sink, low level double oven and gas hob with extractor over, space for fridge/freezer and space and plumbing for a washing machine.

First floor landing

Double glazed window to rear, loft access, doors to all three bedrooms and the family bathroom.

Bedroom one

2.83m x 2.62m (9' 3" x 8' 7") Double glazed window to front, built-in wardrobes and door to:

Ensuite shower room

Double glazed window to front, shower cubicle, hand wash basin and WC.

Bedroom two

3.33m x 2.31m (10' 11" x 7' 7") Double glazed window to rear, built-in wardrobes.

Bedroom three

3.08m x 1.76m (10' 1" x 5' 9") Double glazed window to front, built-in wardrobes.

Family Bathroom

Double glazed window to front, panel enclosed bath, hand wash basin and WC.

Outside

The front of the property has been laid to stone with some shrubs to the side and a pathway leading to the front door. There is a driveway providing off road parking, leading to the garage which has an up and over door, with power and light connected, door to the rear leads to the garden. There is also a gate to the other side leading to the garden.

To the rear is a south-facing garden has a patio area to the immediate rear of the property with the remainder mainly laid to lawn with a cherry tree, enclosed by wooden fencing.

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band D.
EPC rating TBC.
Our ref: SM

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

Please use IP5 2WX as the point of destination.

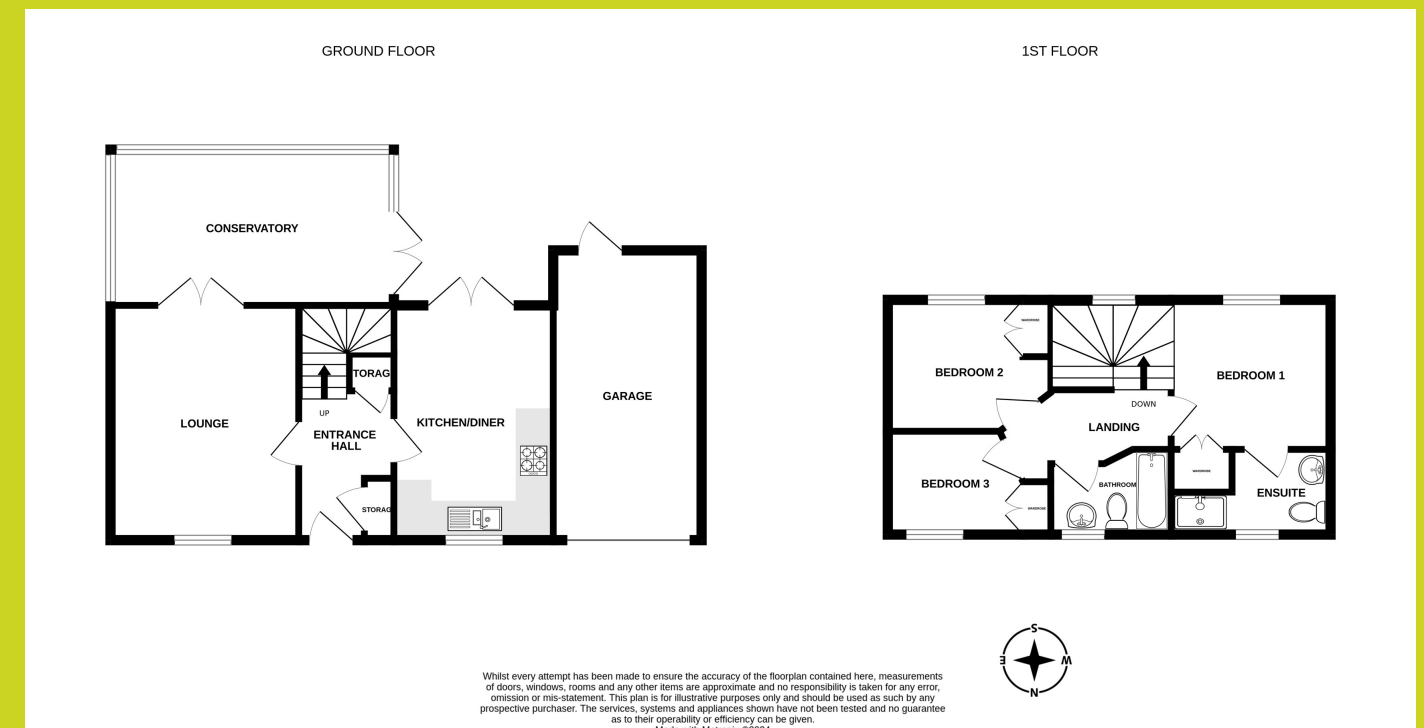
Disclaimer

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.

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.



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

