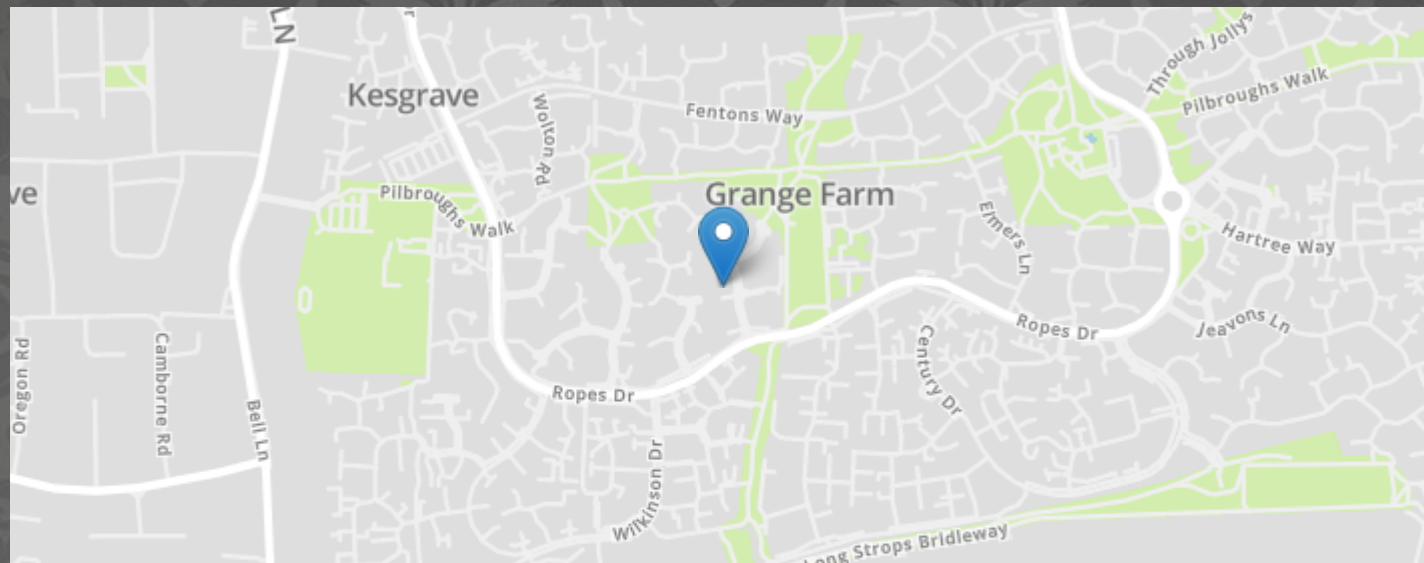


Deben Valley Drive, Kesgrave, Ipswich



- CUL-DE-SAC POSITION
- SITTING ROOM AND STUDY/FAMILY ROOM
- KITCHEN AND SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- FOUR BEDROOM FAMILY HOME
- DINING AREA AND SUN ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE REAR GARDEN AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

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MARKS & MANN



## Deben Valley Drive, Kesgrave, Ipswich

Situated in a CUL-DE-SAC position, on popular GRANGE FARM in Kesgrave, is this DETACHED FOUR BEDROOM FAMILY HOME with PRIVATE rear GARDEN and off road PARKING. Accommodation comprises entrance hall, living room, STUDY/FAMILY ROOM, SUN ROOM, dining area, kitchen, UTILITY and downstairs cloakroom, with four bedrooms, with an EN-SUITE shower room to bedroom one, and the family bathroom. An internal viewing is strongly advised to appreciate the VERSATILE ACCOMMODATION this family home has to offer.

£415,000



## Deben Valley Drive, Kesgrave, Ipswich

Entrance porch/hall
Stairs to first floor and doors to the living room and study/family room.
Study/family room
5.31m x 2.37m (17' 5" x 7' 9") Window to front, door to kitchen.
Living room
5.21m x 4.01m (17' 1" x 13' 2") Box bay window to front, open through to:
Dining area
3.10m x 2.75m (10' 2" x 9' 0") Range of matching base and eye level units with worktops over, door to the kitchen and patio doors to the sun room.
Sun room
3.15m x 5.25m (10' 4" x 17' 3") Windows and French doors to side, overlooking and giving access to the garden.

Kitichen
Internal window to rear/sun room, range of matching base and eye level units with worktops over, sink, built-in double oven with hob and extractor over, space for a fridge/freezer, understairs storage cupboard and doors to the study/family room and utility room.

Utility room
2.10m x 1.52m (6' 11" x 5' 0") Window to side and external door giving access to rear garden. Range of matching base and eye level units with worktop over, sink and space and plumbing for a washing machine and dishwasher. Door to:

Downstairs cloakroom
Window to side, hand wash basin and WC.
First floor landing
Access to airing cupboard and doors to all bedrooms and the family bathroom.

Bedroom one
2.99m x 4.99m (9' 10" x 16' 4") (max) Three windows to front, providing an abundance of natural light, fitted double sliding door wardrobe and door to:



En-suite shower room
Window to side, shower cubicle, hand wash basin and WC.
Bedroom two
3.44m x 2.97m (11' 3" x 9' 9") Window to rear, overlooking the garden fitted double sliding door wardrobe.
Bedroom three
2.81m x 2.27m (9' 3" (max) x 7' 5") overlooking the garden fitted double sliding door wardrobe.
Bedroom four
2.59m x 2.27m (8' 6" (max) x 7' 5") Window to front, fitted double sliding door wardrobe.
Family bathroom
1.84m x 2.00m (6' 0" x 6' 7") Window to rear, panel enclosed bath with shower over, hand was basin and WC.

Outside
The front of the property has paved areas and a driveway providing off road parking, leading to the front door and a side gate, giving access to the rear garden.
There is a patio area to the immediate rear of the garden, ideal for outdoor entertaining, with the remainder being laid to artificial lawn and and stones, 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 C.
Our ref: SM/elr.

## Deben Valley Drive, Kesgrave, Ipswich

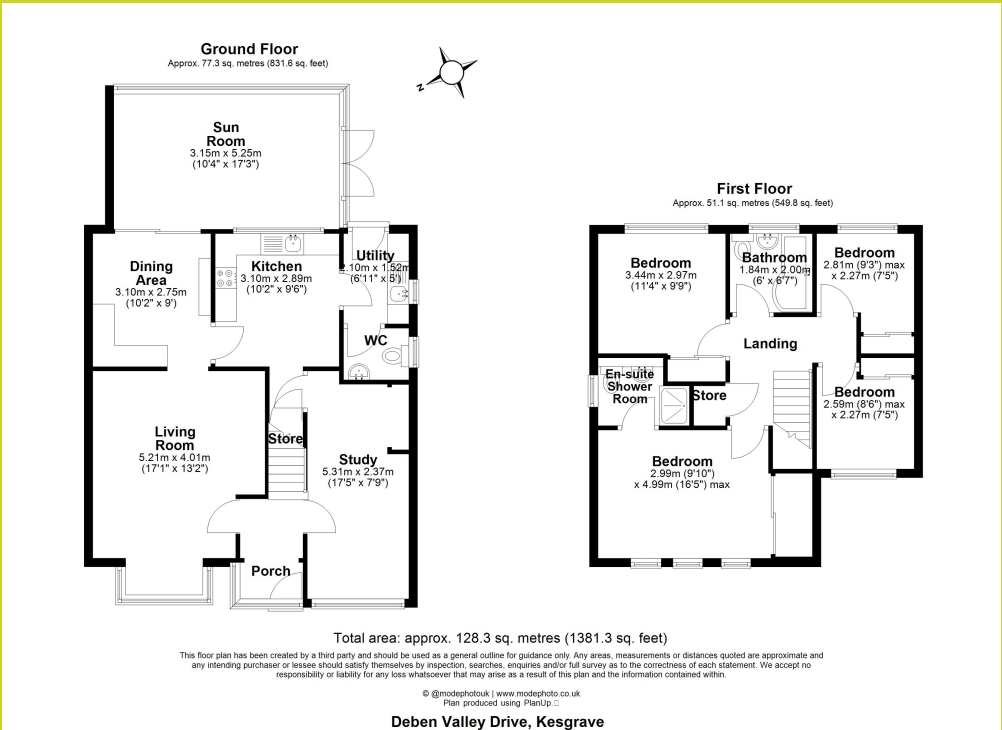
Location
Grange Farm is located in the popular town of Kesgrave, to the east of Ipswich. Grange Farm has a range of local schools, shops and amenities as well as a doctors surgery, two local public houses and Milsoms at Kesgrave Hall.
Just a short distance away is Martlesham Retail Park which includes 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.
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Directions
Using a SatNav, please use IP5 2FB 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.



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

