

Fairbairn Avenue, Kesgrave, Ipswich



- GENEROUS CORNER PLOT POSITION
- KITCHEN AND SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GOOD SIZE GARDEN IDEAL FOR OUTDOOR ENTERTAINING
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- DETACHED FOUR BEDROOM FAMILY HOME
- SITTING ROOM, DINING ROOM AND STUDY
- EN-SUITE TO BEDROOM ONE
- DOUBLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A12/A14

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MARKS & MANN



## Fairbairn Avenue, Kesgrave, Ipswich

Located on a GENEROUS, CORNER PLOT, in popular GRANGE FARM, is this fantastic DETACHED FOUR BEDROOM FAMILY HOME with PRIVATE GARDEN, DOUBLE GARAGE and PARKING. Accommodation comprises entrance hall, kitchen, utility room, dining room, sitting room, study and downstairs cloakroom, with four bedrooms, with bedroom one having an en-suite shower room, and a family bathroom. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, an early viewing is strongly advised to avoid disappointment.

£500,000



## Fairbairn Avenue, Kesgrave, Ipswich

### Entrance hall

Window and door to front, stairs to first floor and doors to the kitchen, sitting room, study and downstairs cloakroom.

### Kitchen

4.26m x 2.61m (14' 0" x 8' 7") Window to front, range of matching base and eye level units with worktops over, sink, built-under oven with five ring hob and extractor over and integrated dishwasher. Open through to the dining room and door to:

### Utility room

2.64m x 1.70m (8' 8" x 5' 7") Window to rear and door to side, giving access to rear garden. Space for a fridge/freezer and space and plumbing for a washing machine and tumble dryer.

### Dining room

2.99m x 2.75m (9' 10" x 9' 0") Window to rear overlooking the garden, space for a family dining table and double doors to:

### Sitting room

4.83m x 4.10m (15' 10" x 13' 5") Window and patio doors to rear, overlooking and giving access to the garden, log burning stove, door back to the entrance hall.

### Study

2.98m x 2.05m (9' 9" x 6' 9") Box bay window to front, making a fantastic light and airy work from home space.

### 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

3.44m x 2.81m (11' 3" x 9' 3") Window to rear, overlooking the garden, triple sliding door fitted wardrobes and door to:

### En-suite shower room

Window to side, shower cubicle, hand wash basin and WC.

### Bedroom two

3.95m x 2.67m (13' 0" x 8' 9") Window to front.

### Bedroom three

3.47m x 2.57m (11' 5" x 8' 5") Window to rear, overlooking the garden.

### Bedroom four

3.52m (max) x 2.69m (11' 7" (max) x 8' 10") Window to front, double fitted wardrobe.

### Family bathroom

Window to side, panel enclosed bath, wash hand basin and WC.

### Outside

The property sits on a generous plot with a driveway providing off road parking for multiple vehicles, leading to the double garage, with two up and over doors, with power and light connected.

The front of the property has a low maintenance garden laid to stones with plants and shrubs, with a path leading to the front door. A side gate gives access to the rear garden.

The good sized rear garden has a patio area to the immediate rear of the property, covered by a large pergola, making it an ideal space for outdoor entertaining and alfresco dining. There if a further area seating to the rear of the garden, with the remainder mainly laid to lawn with flower, plant, shrub and tree borders, enclosed by wooden fencing. A personnel door gives access to the double 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.

## Fairbairn Avenue, 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.

### Directions

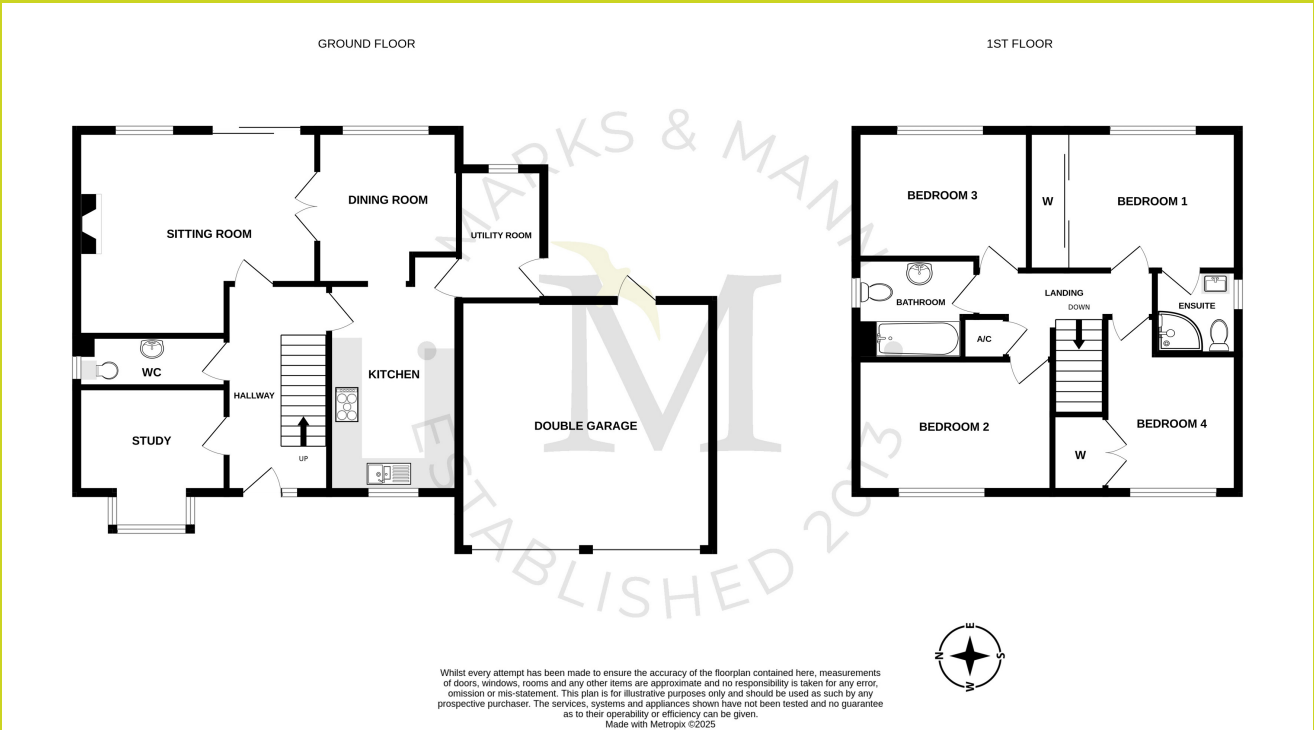
Using a SatNav, please use IP5 2YS as the point of destination.

### 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.

