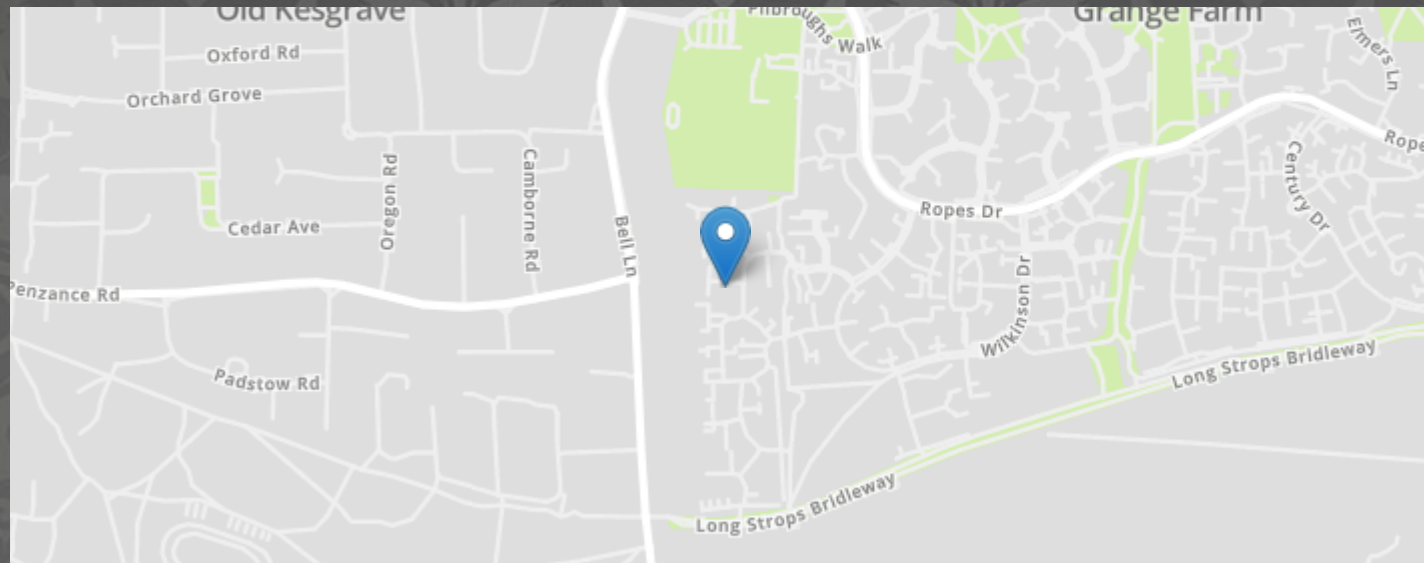


## Cox Close, Kesgrave, Ipswich



- SPACIOUS LIVING ACCOMMODATION
- SITTING ROOM AND STUDY
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- LANDSCAPED, SOUTH-FACING REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- CONSERVATORY WITH AIR-CON
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

# MARKS & MANN

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# MARKS & MANN



## Cox Close, Kesgrave, Ipswich

Located on popular GRANGE FARM is this SPACIOUS, LINK-DETACHED FOUR BEDROOM FAMILY HOME with PRIVATE, SOUTH-FACING rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting room, STUDY, OPEN-PLAN KITCHEN/DINING/FAMILY ROOM, CONSERVATORY with AIRCON and a downstairs cloakroom, with four bedrooms, with an EN-SUITE shower room to bedroom one, and a family bathroom. An internal viewing is highly advised to appreciate the quality and space this lovely home has to offer.

**£425,000**



Cox Close, Kesgrave, Ipswich

Entrance hall

Stairs to first floor and doors to the sitting room, study, kitchen and downstairs cloakroom.

Downstairs cloakroom

Window to side, wash hand basin and WC.

Study

2.47m x 2.26m (8' 1" x 7' 5") Window to front.

Sitting room

4.57m x 3.43m (15' 0" x 11' 3") Box bay window 1.84m x 0.56m (6' 0" x 1' 10") to front, feature fireplace.

Open-plan kitchen/dining/family room

7.68m x 3.43m (25' 2" x 11' 3") Window and door to rear overlooking the garden, space for a family dining table and a comfy seating/sofa area, with bi-fold doors to the conservatory. Range of matching base and eye level units with work tops over, sink with water softener under, built-in double oven with hob and extractor over, space for a fridge/freezer, integrated washing machine and space and plumbing for a dishwasher. Underfloor heating and understairs storage cupboard.

Conservatory

3.70m x 3.51m (12' 2" x 11' 6") Windows to side and rear, with French doors to side, overlooking and giving access to the rear garden. Full glass roof providing an abundance of natural light. Air conditioning.

First floor landing

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

Bedroom one

3.71m x 3.42m (12' 2" (max) x 11' 3") Window to front, fitted wardrobes, door to:

En-suite shower room

Shower cubicle, hand wash basin with storage, WC and heated towel radiator.

Bedroom two

3.60m x 3.09m (11' 10" x 10' 2") Window to front, fitted wardrobes.

Bedroom three

4.25m x 2.73m (13' 11" x 8' 11") Two windows to rear, overlooking the garden, fitted wardrobes.

Bedroom four

4.08m x 2.59m (13' 5" x 8' 6") Dual aspect room with window to rear overlooking the garden and dormer window to front, built-in cupboard.

Family bathroom

2.71m x 1.79m (8' 11" x 5' 10") Window to rear, bath, corner shower cubicle, hand wash basin, WC and heated towel radiator.

Outside

The front of the property has been laid to low maintenance paving and decorative stones, with a path leading to the front door. A blocked paved carport/driveway provides covered off road parking, leading to the garage with up and over door, power and light connected. A side gate gives access to the rear garden.

There is a patio area to the immediate rear of the property, as well as a further patio to the rear of the garden, ideal for alfresco dining and outdoor entertaining, with the remainder mainly laid to lawn with flower, plant and shrub borders, enclosed by wooden fencing. A path leads to a personnel door into the garage.

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 D.  
Our ref: SM/elr.

Cox Close, 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

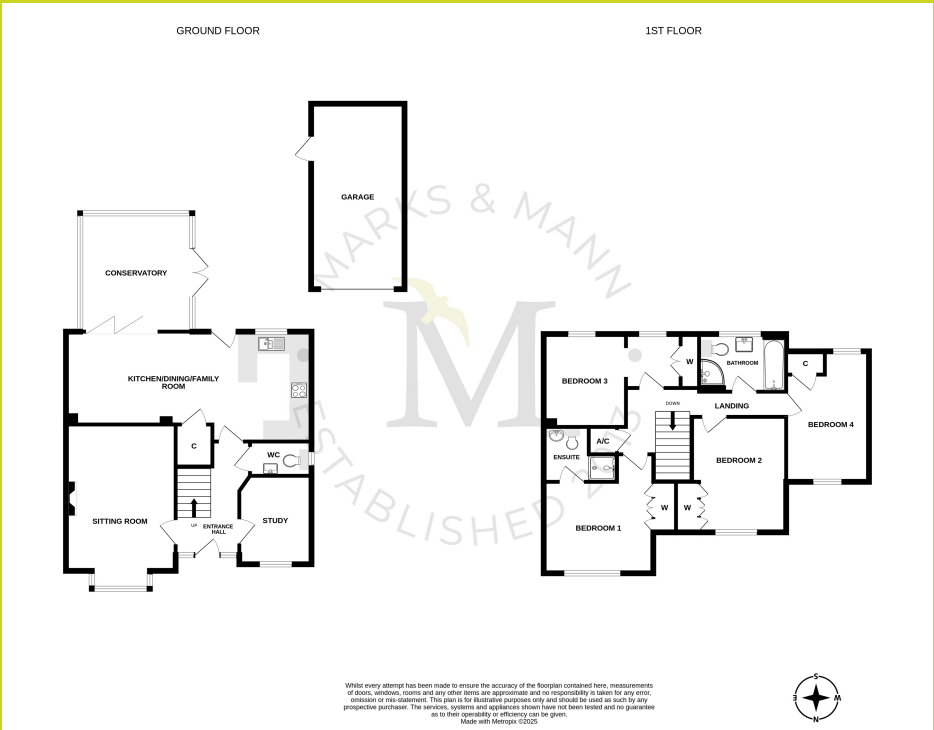
Using a SatNav, please use IP5 2DW as the point of destination.

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.

Anit-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.

