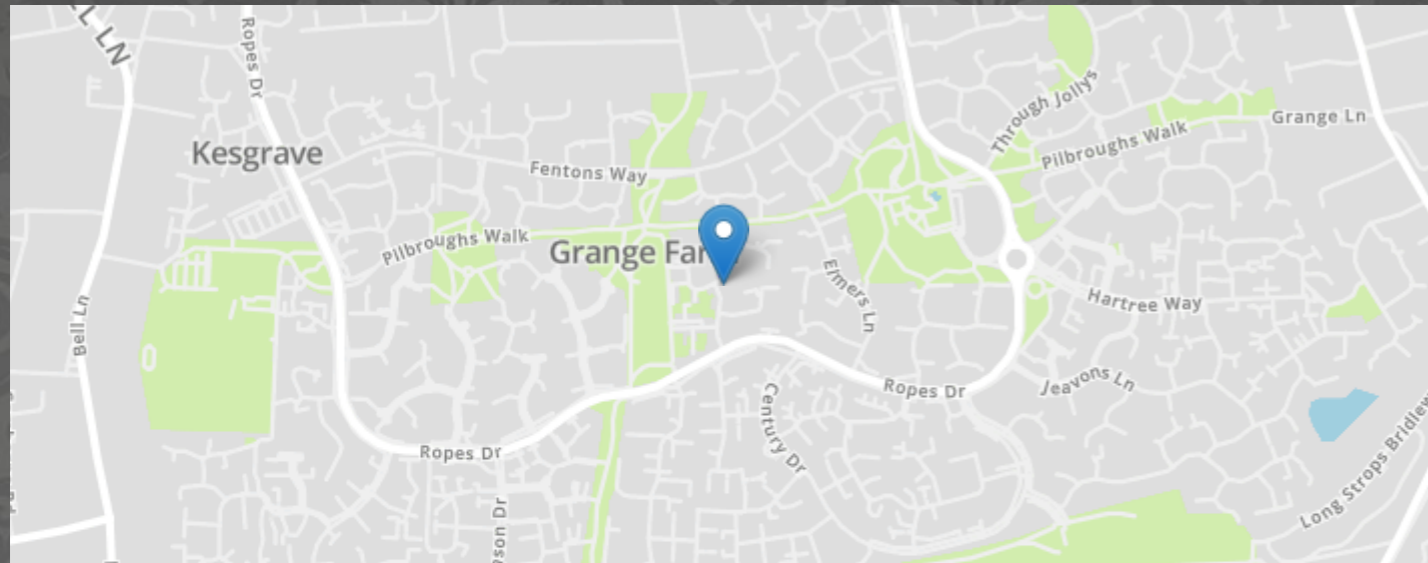


Wilding Drive, Kesgrave, Ipswich



MARKS & MANN



- NO ONWARD CHAIN
- HIGH HEAT RETENTION STORAGE HEATERS
- KITCHEN/DINER
- ALLOCATED CAR PARKING SPACE
- POPULAR GRANGE FARM
- ENSUITE TO BEDROOM ONE
- DOUBLE GLAZED UPVC WINDOWS
- CLOSE TO OAK MEADOW PLAYGROUND / PARK

### Wilding Drive, Kesgrave, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this two bedroom terrace family home, situated in the established part of the highly desirable Grange Farm development. Set back from the road this well appointed two bedroom home comprises of entrance hallway, lounge, kitchen/diner, first floor bathroom and en-suite. Good sized rear garden, plus allocated parking to rear. Falling within the Kesgrave High School catchment. With excellent access to BT's Adastral Park, Suffolk Constabulary Headquarters and Ipswich Hospital. In our opinion this property would ideally suit a first time buyer or investment purchaser.

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

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

**£240,000**

# Wilding Drive, Kesgrave, Ipswich

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## Entrance Hall

Stairs to the first floor, door through to:

## Lounge

4.52m x 3.15m (14' 10" x 10' 4") Double glazed window to the front aspect, electric high heat retention heater, under stairs cupboard, door through to:

## Kitchen / Dining Room

4.11m x 2.67m (13' 6" x 8' 9") Fitted with a range of eye and base level units with drawers with laminate work surfaces over, inset stainless steel sink and drainer, integrated single oven and electric hob with extractor hood over, space for washing machine, fridge freezer and slimline dishwasher, tiled flooring, electric high heat retention heater, double glazed window to the rear aspect and double glazed UPVC door opening out to the rear garden.

## First Floor Landing

Airing cupboard, loft access, and doors to the bedrooms and bathroom.

## Bedroom One

3.52m x 3.17m (Max) (11' 7" x 10' 5" (Max) Double glazed window to the front aspect, electric high heat retention heater, built-in double wardrobe, and door through to:

## En-Suite Shower Room

1.61m x 1.57m (5' 3" x 5' 2") Three piece suite comprising shower cubicle, low-level WC and pedestal hand wash basin and obscure double glazed window to the front aspect.

## Bedroom Two

3.70m x 2.16m (12' 2" x 7' 1") Double glazed window to the rear aspect and electric high heat retention heater

## Family Bathroom

1.96m x 1.86m (6' 5" x 6' 1") Three piece suite comprising panel enclosed bath, low-level WC and pedestal hand wash basin and obscure double glazed window to the rear aspect.

## Outside

Front - Laid to lawn with flowers and shrubs, paved pathway, retained by privacy hedging and low fence, entrance door through to:

Rear - Predominantly laid to lawn with a paved pathway, patio area, shed to remain, fully enclosed by fencing with gate to rear leading to allocated parking space.

## Important information

Tenure - Freehold  
 Services - We understand that electricity, water and drainage are connected to the property.  
 Council tax band B.  
 EPC rating E.  
 Our ref: SM.

## Directions

Please use IP5 2AE as the point of destination.

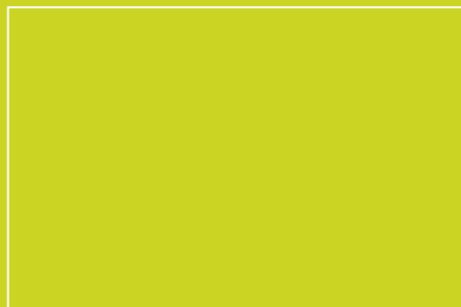
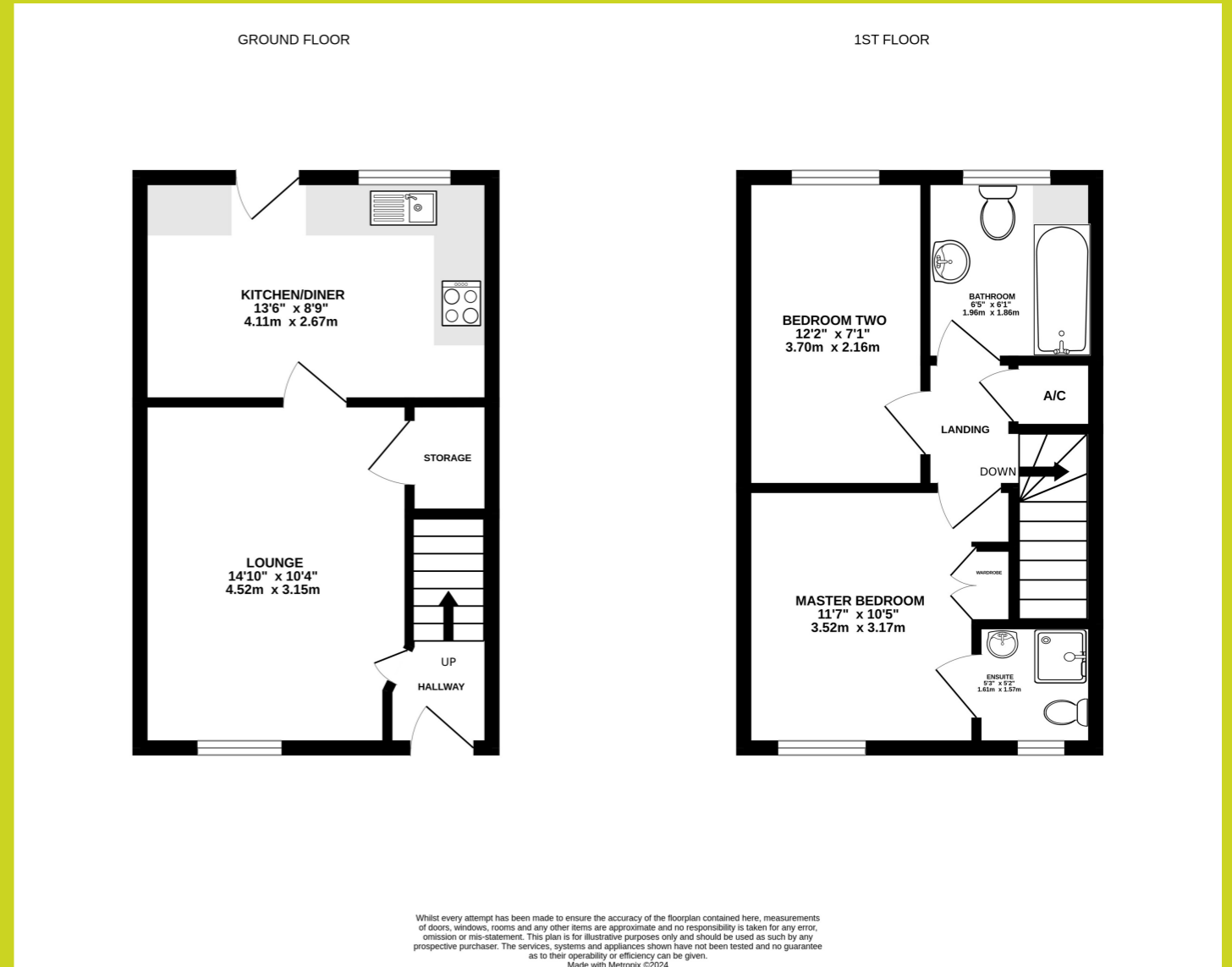
## Disclaimer

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.

