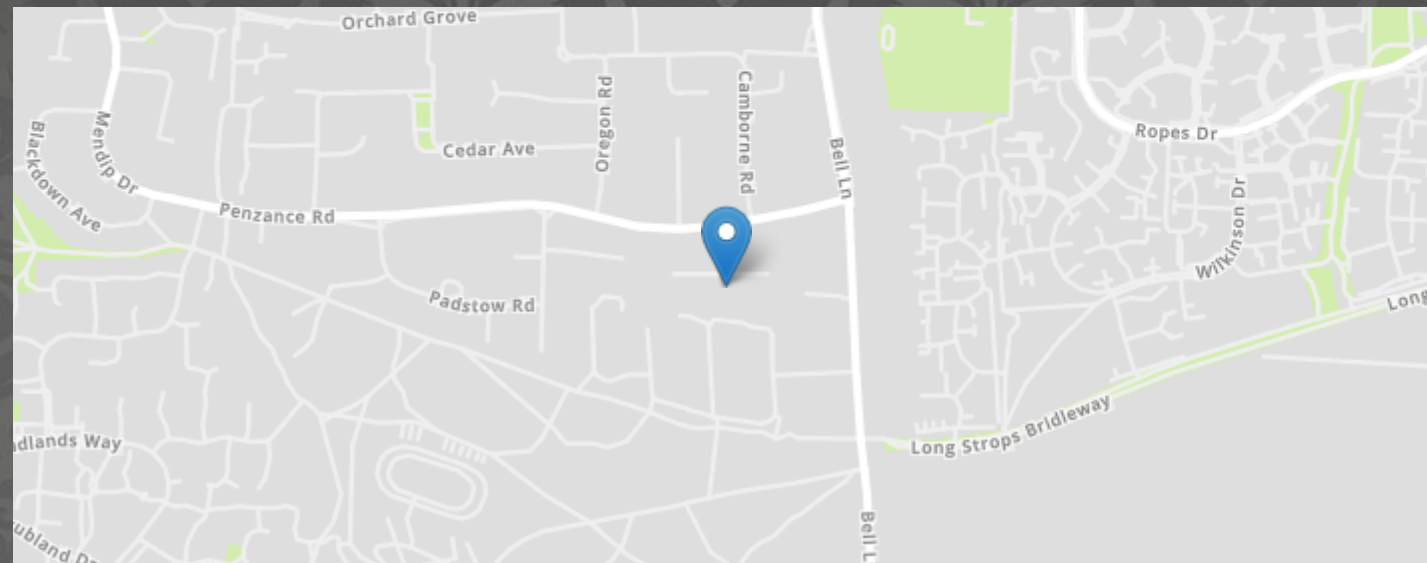


Falmouth Close, Kesgrave, Ipswich



- QUIET CUL-DE-SAC POSITION
- SUBSTANTIAL, DETACHED FOUR BEDROOM BUNGALOW
- KITCHEN WITH ACCESS TO SIDE GARDEN
- TWO GARAGES AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A12/A14
- POPULAR OLD KESGRAVE
- SITTING/DINING ROOM WITH LARGE PATIO DOORS TO GARDEN
- GENEROUS, PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

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MARKS & MANN



Falmouth Close, Kesgrave, Ipswich

Situated at the end of a QUIET CUL-DE-SAC position, on popular OLD KESGRAVE, is this SUBSTANTIAL, DETACHED FOUR BEDROOM BUNGALOW with PRIVATE rear GARDEN, TWO GARAGES and off road PARKING for MULTIPLE VEHICLES. Accommodation comprises entrance porch, hallway, kitchen, sitting/dining room, four bedrooms and the family bathroom. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, an early viewing is highly advised to avoid disappointment.

£435,000

Falmouth Close, Kesgrave, Ipswich

Entrance porch

Door to:

Entrance hall

Doors to the kitchen, sitting/dining room, all four bedrooms and the family bathroom.

Kitchen

4.49m x 3.90m (14' 9" x 12' 10") Window to rear overlooking the garden and external door giving access to the side and two garages. Range of matching base and eye level units with worktops over, sink, built-in double oven and five ring gas hob with extractor over, breakfast bar with space for bar stools, space for a fridge/freezer, and space and plumbing for a washing machine and tumble dryer.

Sitting/Dining Room

6.12m x 4.54m (20' 1" x 14' 11") Large patio doors, providing an abundance of natural light, overlooking and giving access to the rear garden.

Bedroom one

4.53m x 3.91m (14' 10" x 12' 10") Window to front, feature fireplace.

Bedroom two

3.96m x 3.56m (13' 0" x 11' 8") Window to front with a range of built in cupboards and draws.

Bedroom three

3.56m x 2.73m (11' 8" x 8' 11") Window to side.

Bedroom four

3.58m x 2.67m (11' 9" x 8' 9") Window to rear, overlooking the garden with a range of cupboards.

Family bathroom

3.49m x 2.16m (11' 5" x 7' 1") Window to rear, panel enclosed bath, seperate shower cubicle , hand wash basin and WC.

Outside

The front of the property has off road parking for multiple vehicles, with a low level brick wall to side, leading to the two garages, both with electric roller doors and with power and light connected. One garage has a personnel door, with the other having a window to side. A side gate gives access to the rear garden.

The generous unoverlooked rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, as well as an area laid to decorative stones, with the remainder mainly laid to lawn with plant and shrub borders, enclosed by hedging and wooden fencing.

Important information

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

Location

Kesgrave is a small, popular town to the east of Ipswich with 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 1LX as the point of destination.

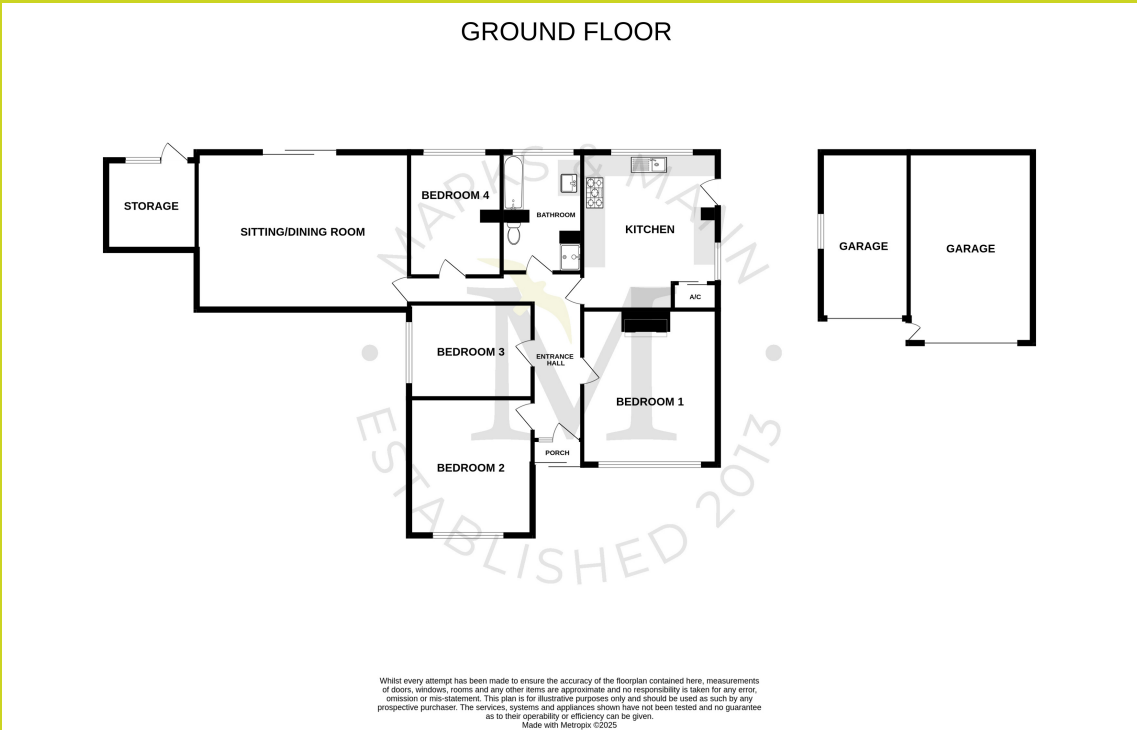
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Disclaimer

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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.

