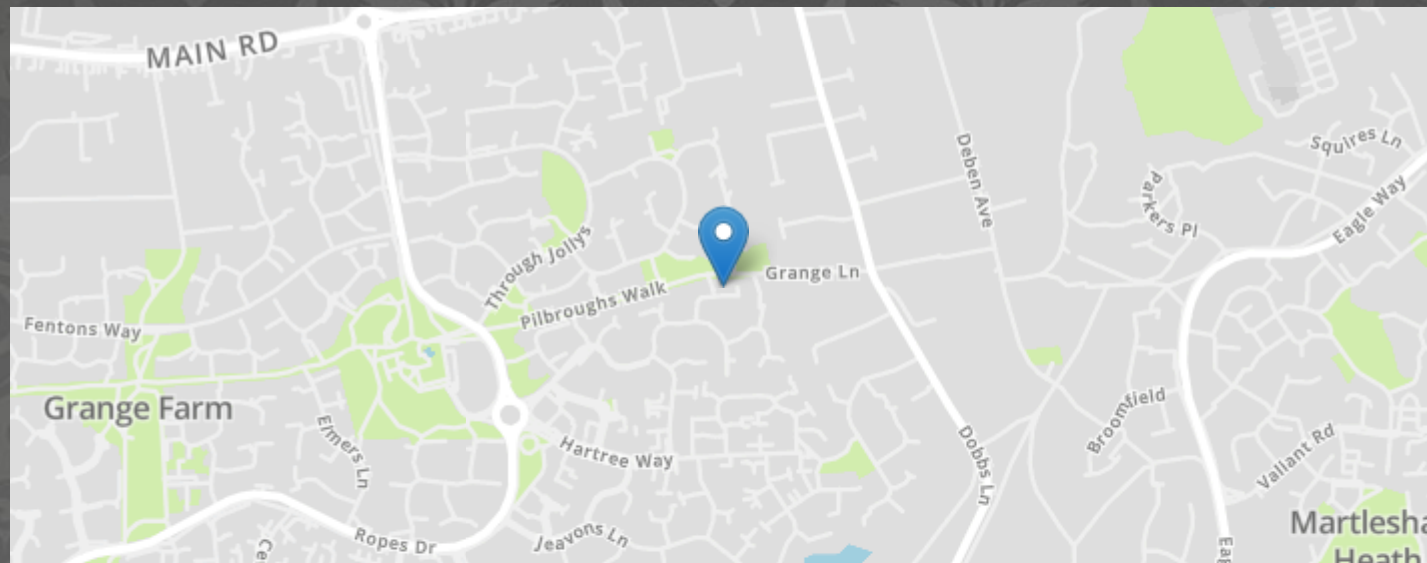


Goodall Terrace, Kesgrave, Ipswich



- CUL-DE-SAC POSITION
- SITTING ROOM AND CONSERVATORY
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- THREE BEDROOM FAMILY HOME
- OPEN-PLAN KITCHEN/DINING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

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MARKS & MANN



Goodall Terrace, Kesgrave, Ipswich

Situated in a quiet CUL-DE-SAC position, on popular GRANGE FARM, is this mid terraced THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting room, OPEN-PLAN kitchen/dining room, CONSERVATORY and DOWNSTAIRS CLOAKROOM, with three bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom upstairs. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, an early viewing is highly advised to avoid disappointment.

£260,000

Goodall Terrace, Kesgrave, Ipswich

Entrance hall

Doors to the sitting room and downstairs cloakroom.

Downstairs cloakroom

Wash hand basin, WC.

Sitting room

5.50m x 3.40m (18' 1" x 11' 2" (max) Window to front, stairs to first floor with understairs storage cupboard and door to:

Kitchen/dining room

4.25m x 2.84m (13' 11" x 9' 4") Window to rear overlooking the garden and patio doors to rear, giving access to the conservatory. There is space for a family dining table, with the kitchen area benefiting from range of matching base and eye level units with worktops over, sink, built-under double oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

Conservatory

2.16m x 2.13m (7' 1" x 7' 0") Windows to rear and patio doors to side, overlooking and giving access to the rear garden.

First floor landing

Access to a cupboard and doors to all three bedrooms and the family bathroom. There is also access to the loft space.

Bedroom one

3.56m x 3.12m (11' 8" (max) x 10' 3") Two windows to front, providing an abundance of natural light, built-in wardrobe and door to:

En-suite shower room

1.50m x 1.45m (4' 11" x 4' 9") Window to front, shower cubicle, hand wash basin and WC.

Bedroom two

3.56m x 2.35m (11' 8" x 7' 9") Window to rear overlooking the garden, built-in wardrobe.

Bedroom three

2.56m x 1.82m (8' 5" x 6' 0") Window to rear overlooking the garden, built-in wardrobe.

Family bathroom

2.35m x 1.58m (7' 9" x 5' 2") Panel enclosed bath with shower and screen, hand wash basin and WC.

Outside

The front of the property has been laid to low maintenance decorative stones, with a plant and shrub border, and a path leading to the front door.

There is a patio area to the immediate rear of the garden, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by wooden fencing. A gate to the rear leads to the garage

5.16m x 2.60m (16' 11" x 8' 6") which has an 'up and over' door.

Information information

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

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 2TX as the point of destination.



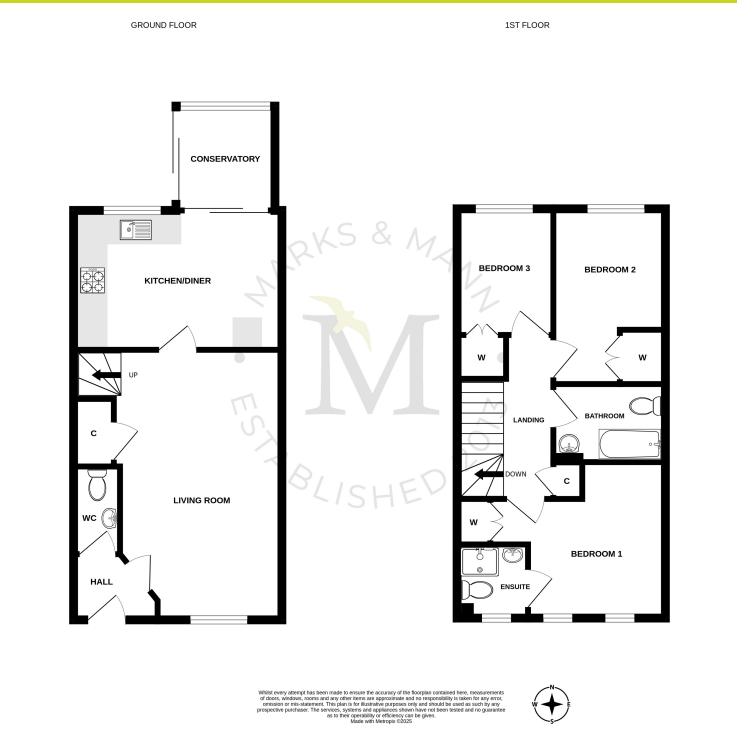
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Disclaimer

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.

