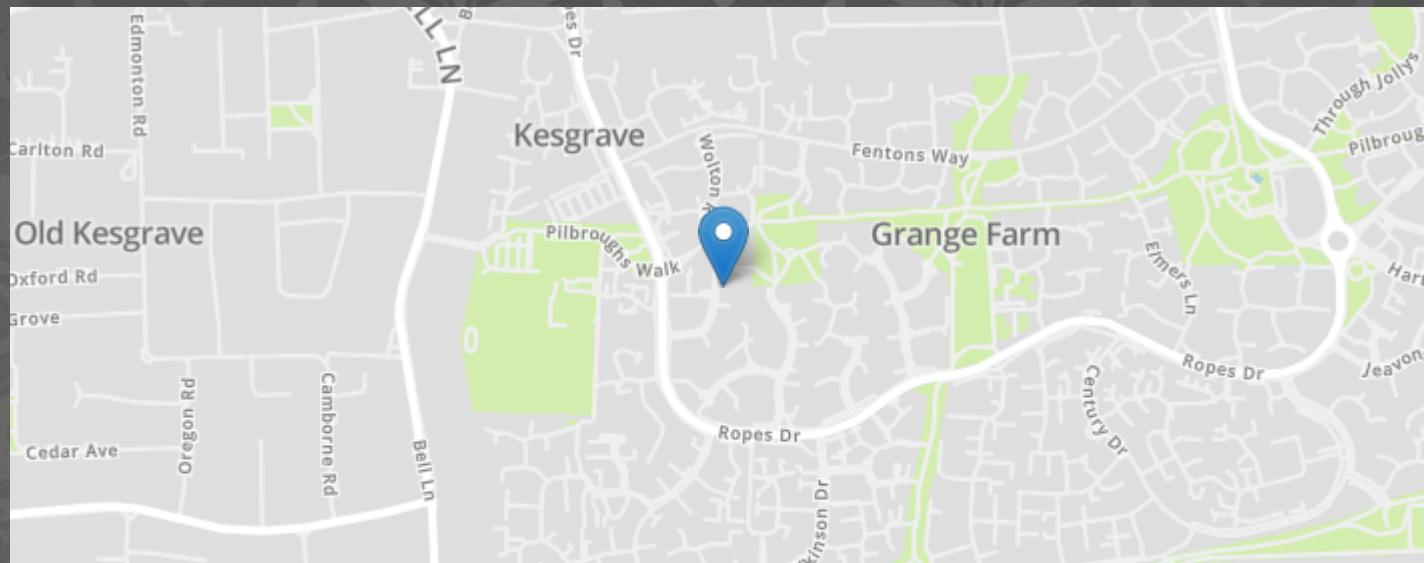


Dodson Vale, Kesgrave, Ipswich



- EXCEPTIONAL, DETACHED, THREE/FOUR BEDROOM FAMILY HOME
- OPEN-PLAN KITCHEN/DINING/SITTING ROOM
- SUN ROOM WITH LOG BURNING STOVE
- STUNNING, LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- BEAUTIFULLY-PRESENTED ACCOMMODATION
- SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM, EN-SUITE AND FAMILY BATHROOM
- PART GARAGE & OFF ROAD PARKING
- EASY ACCESS TO A12/A14

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MARKS & MANN



Dodson Vale, Kesgrave, Ipswich

EXCEPTIONAL, beautifully presented, DETACHED THREE/FOUR BEDROOM FAMILY HOME with STUNNING, LANDSCAPED rear GARDEN, PART GARAGE and off road PARKING. Accommodation comprises entrance hall, OPEN-PLAN kitchen/dining/sitting room, UTILITY ROOM, STUDY/BEDROOM FOUR, SUN ROOM with LOG BURNING STOVE and downstairs cloakroom, with three bedrooms, with an EN-SUITE to bedroom one, and a family bathroom. An internal viewing is essential to appreciate the quality of accommodation this fantastic family home has to offer.

£425,000

Dodson Vale, Kesgrave, Ipswich

Entrance hall

Stairs to first floor, understairs storage cupboard and doors to the kitchen/dining room, sitting room and downstairs cloakroom.

Downstairs cloakroom

Round window to front, hand wash basin and WC.

Sitting room

5.38m x 3.59m (17' 8" (into bay) x 11' 9") Bay window to front, space for a comfy sofa/seating area, open through to:

Kitchen/dining room

6.24m x 2.74m (20' 6" x 9' 0") Window to rear, overlooking the garden, double doors to the sunroom and opening through to the utility room. Range of matching base and eye level units with worktops over, large breakfast/dining bar with space for seating/bar stools, sink, built-under oven and integrated fridge/freezer and dishwasher, with space for a Range cooker. Door to:

Utility room

2.65m x 1.62m (8' 8" x 5' 4") Window and door to rear, overlooking and giving access to the rear garden. Range of matching base and eye level units with worktops over, sink, and space and plumbing for a washing machine and tumble dryer.

Study/bedroom four

3.00m x 2.61m (9' 10" x 8' 7") window to side.

Sun room

4.10m x 3.44m (13' 5" x 11' 3") Double doors lead from the kitchen to the beautiful sun room, with windows, velux windows and door to side, overlooking and giving access to the rear garden, feature log burning stove.

First floor landing

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

Bedroom one

3.58m x 3.06m (11' 9" (max) x 10' 0") Window to front, triple fitted wardrobe, door to:

En-suite shower room

2.65m x 1.18m (8' 8" x 3' 10") Window to side, shower cubicle, hand wash basin and WC.

Bedroom two

3.62m x 2.75m (11' 11" x 9' 0") Window to rear, overlooking the garden, triple fitted wardrobe.

Bedroom three

2.74m x 2.54m (9' 0" x 8' 4") Window to rear, overlooking the garden.

Family bathroom

2.54m x 1.94m (8' 4" x 6' 4") Window to front, modern oval bath, corner shower cubicle, hand wash basin and WC.

Outside

The front of the property has been laid to low decorative stones with shrubs, and a block paved driveway providing off road parking, leading to the part garage 2.78m x 1.94m (9' 1" x 6' 4"), with electric roller door, power and light connected. Access to the front door and path to the side gate, leading to the rear garden.

The exceptional, landscaped rear garden has been thoughtfully designed to create many different areas of enjoyment. There is a covered outdoor kitchen to the immediate rear of the property, with patio, decking and lawned areas, enhanced by the planting of flowers, plants, shrubs and trees. There is a summer house (to remain) 3.58m x 2.68m (11' 9" x 8' 10") with electrics and WiFi available.

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 D.
Our ref: SM/elr.

Dodson Vale, 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

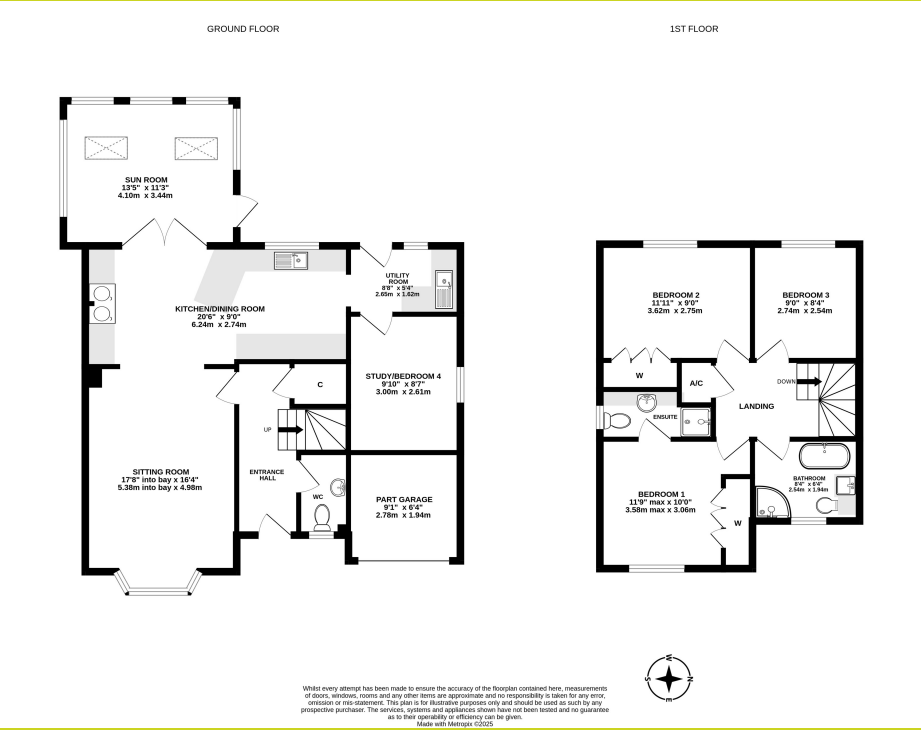
Using a SatNav, please use IP5 2GT as the point of destination.

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.

