

Crawford Lane, Kesgrave, Ipswich



- NO ONWARD CHAIN
- KITCHEN/DINING ROOM AND UTILITY ROOM
- DOWNSTAIRS CLOAKROOM AND UPSTAIRS FAMILY BATHROOM
- PRIVATE REAR GARDEN
- EASY ACCESS TO A12/A14
- DETACHED 3 BEDROOM FAMILY HOME
- SEPARATE SITTING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES

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*** NO ONWARD CHAIN ***

DETACHED, THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises, entrance hall, kitchen/dining room, UTILITY ROOM, sitting room and downstairs cloakroom, with three bedrooms, and EN-SUITE shower room to bedroom one and a family bathroom. An early viewing is advised to appreciate the accommodation on offer and avoid disappointment.

£350,000

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Entrance hall

Window to side, stairs to first floor and doors to the sitting room and downstairs cloakroom.

Downstairs cloakroom

Window to front, hand wash basin with storage cupboard below and WC.

Sitting room

4.62m x 3.55m (15' 2" (max) x 11' 8" (max) Dual aspect room with window to the front and side, under stairs storage cupboard, double doors in to:

Kitchen/dining room

4.61m x 2.85m (15' 1" x 9' 4") Window and patio door to rear, overlooking and leading into the garden, range of base and eye level units with worktops over, sink, eye level double oven with four ring gas hob and extractor over, integrated appliances including under counter fridge and slimline dishwasher.

Utility room

4.95m x 1.69m (16' 3" x 5' 7" (max) Window to side and doors to front/rear garden, range of base units with worktops over, sink, space for free freestanding under counter freezer, washing machine and tumble dryer, door leading in to garage.

Garage

5.15m x 2.63m (16' 11" x 8' 8") Up and over garage door, power and light connected.

First floor landing

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

Bedroom one

3.49m x 2.63m (11' 5" x 8' 8") Window to front, door to:

En-suite shower room

Window to side, shower cubicle, hand wash basin with storage cupboard below, WC and heated towel radiator.

Bedroom two

3.00m x 2.64m (9' 10" x 8' 8") Window to rear overlook the rear garden.

Bedroom three

2.34m x 1.91m (7' 8" x 6' 3") Window to rear overlook the rear garden.

Family bathroom

Window to front, panel enclosed bath with shower attachment, hand wash basin and WC.

Outside

The front of the property is approached via a shared private driveway with off road parking, leading to the garage. There is access to the front door, along with a further door to the utility room.

The north facing rear garden has a block paved patio area to the immediate rear of the property, ideal of outdoor entertaining and alfresco dining, there is also a circle patio and a decretive stone are which are surround by various plants and shrubs.

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 TBC.
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.

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Directions

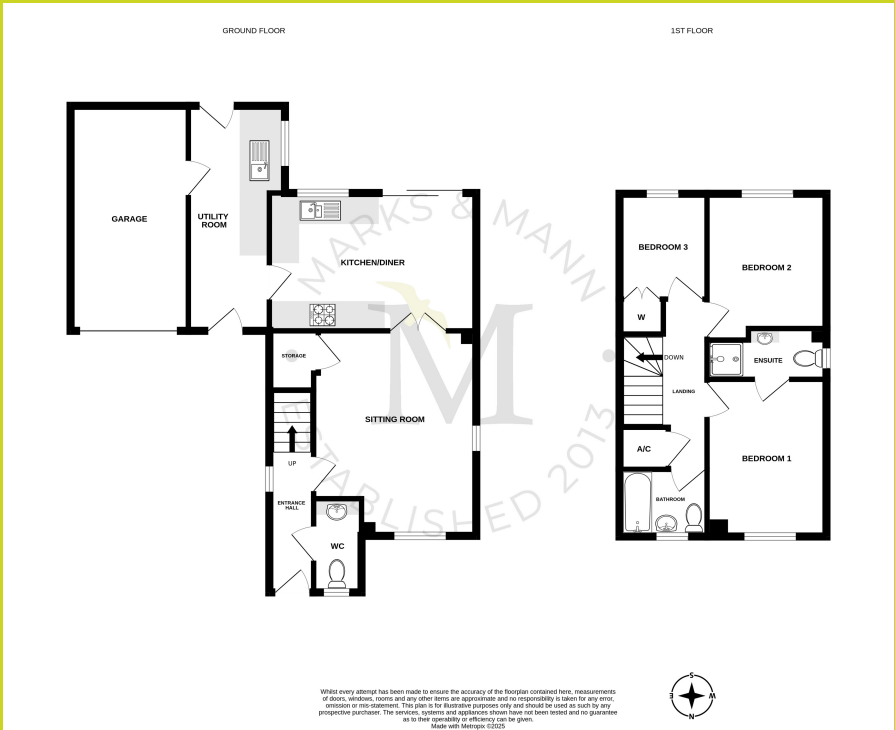
Using a SatNav, please use IP5 2GY as the point of destination.

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.

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.

