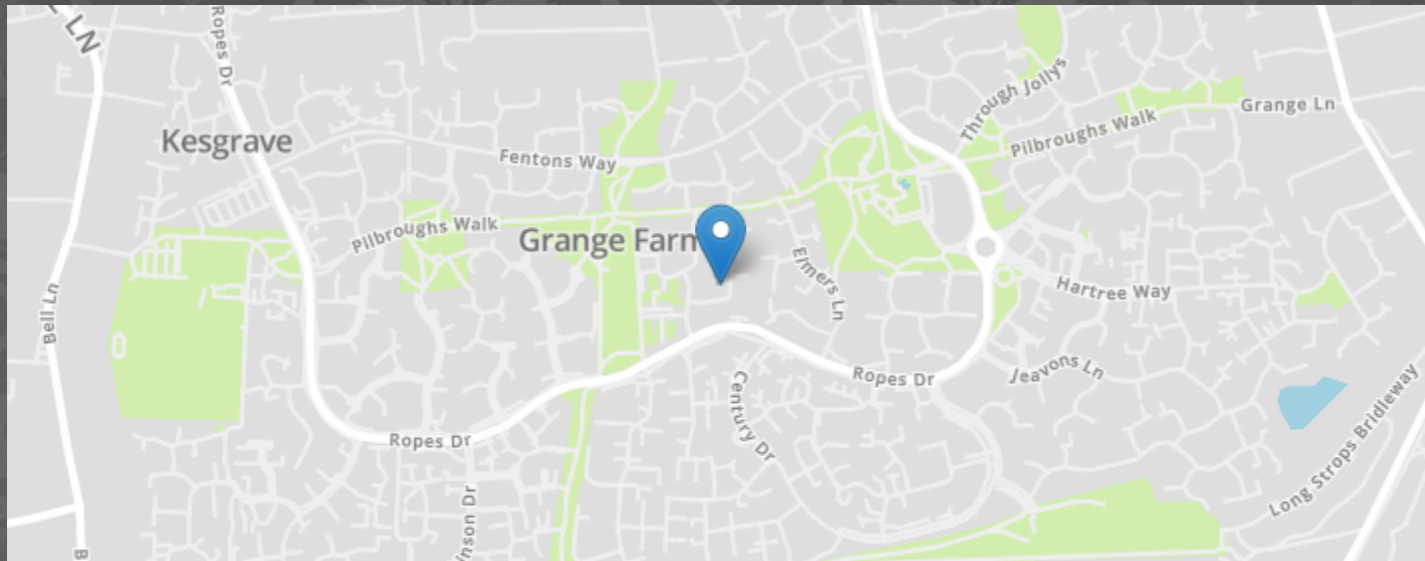


Shelbourne Close, Kesgrave, Ipswich



- 4 BED DETACHED FAMILY HOME
- SITTING/DINING ROOM AND PLAYROOM
- SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM AND UPSTAIRS BATHROOM
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- EV CHARGING POINT
- POPULAR GRANGE FARM
- KITCHEN/BREAKFAST ROOM
- ENSUITE TO BEDROOM ONE
- OFF ROAD PARKING
- SOLAR PANELS WITH BATTERY

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**MARKS & MANN**



### Shelbourne Close, Kesgrave, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated on popular Grange Farm. The property comprises entrance hallway, sitting/dining room, playroom, kitchen/breakfast room, separate utility room, four bedrooms with an ensuite to bedroom one, family bathroom and front and rear gardens. The property has the added benefit of off road parking, solar panels, an EV charging point and fibre internet and in the valuer's opinion an early viewing is advised to avoid disappointment.

**£440,000**

# Shelbourne Close, Kesgrave, Ipswich

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## Entrance hall

Window to front with doors to the play room, sitting/dining room and;

## Cloakroom

Wash hand basin and WC.

## Play room

4.13m x 2.22m (13' 7" x 7' 3")  
Window to front and door to the utility room with solar battery.

## Sitting/dining room

9.23m (max) x 3.19m (max) (30' 4" (max) x 10' 6" (max))  
Window to front with stairs leading to the first floor in sitting room area with opening through to the dining room, with space for a table. Underfloor heating and bi-fold doors lead to;

## Kitchen/breakfast room

6.63m (max) x 5.73m (max) (21' 9" (max) x 18' 10" (max))  
Two windows to back and French doors overlooking and leading into the garden, three velux windows. In the breakfast area there is space for a table and in the kitchen area there are a range of matching base and eye level units with worktop over, sink, integrated oven, dishwasher and bin store, island with cupboards under, worktop over and a hob. Underfloor heating with a further door leads to;

## Utility room

2.22m x 1.75m (7' 3" x 5' 9")  
A range of matching base and eye level units with worktop over and space and plumbing for a washing machine and tumble dryer. Door to the play room.

## Landing

Doors to all four bedrooms, the family bathroom and an airing cupboard.

## Bedroom one

4.14m x 2.70m (13' 7" x 8' 10")  
Window to front, fitted wardrobes and door to;

## En-suite shower room

Window to front, shower cubicle, wash hand basin and WC.

## Bedroom two

2.73m x 2.67m (8' 11" x 8' 9")  
Window to rear overlooking the garden, built-in cupboards.

## Bedroom three

3.22m x 2.75m (10' 7" x 9' 0")  
Window to rear overlooking the garden.

## Bedroom four

2.46m x 2.13m (8' 1" x 7' 0") Window to front.

## Family bathroom

Window to side, bath with shower over, wash hand basin and WC.

## Outside

To the front of the property there is a driveway providing off road parking (we are advised by the vendors that this is due to be blocked paved w/c 26/02/24) with a path leading to the front door and side access to the rear garden. There is an EV charging point and a power socket.

To the side there is a timber framed shed on a concrete base with a tiled roof which has lighting connected and runs the length of the house, which we understand is to remain.

The rear garden has a path leading to the rear of the property where there is a patio area, ideal for alfresco dining, with the remainder being mainly laid to lawn with trees and shrubs, enclosed by wooden fencing. Outside power socket.

## Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property. The property has solar panels with a battery located in the playroom and there is an EV charging point to the front of the property.  
Council tax band D.  
EPC rating TBC.  
Our ref: SM/elr.

## Directions

Please use IP5 2FP as the point of destination.

## School admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

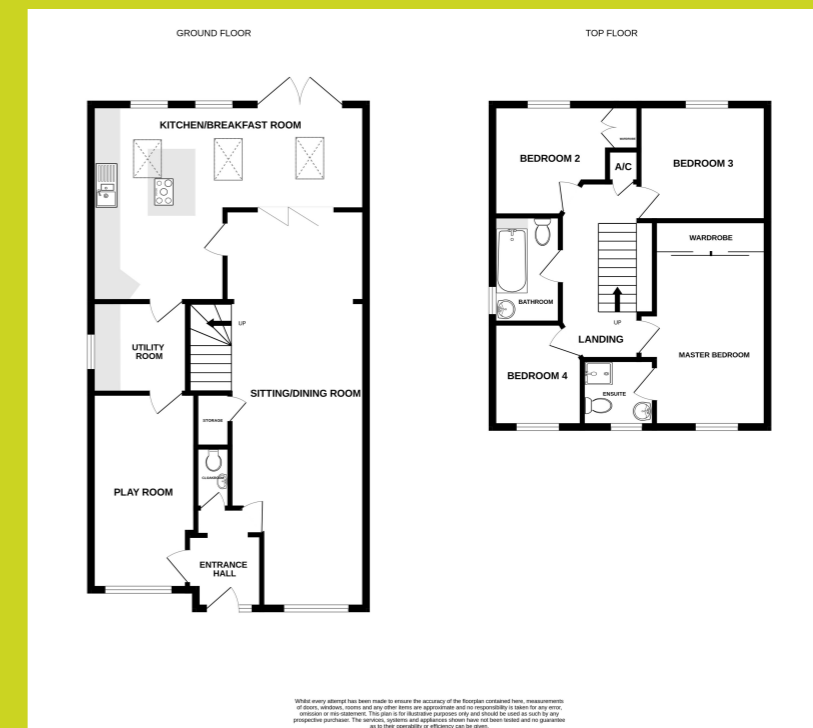
## Disclaimer

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	