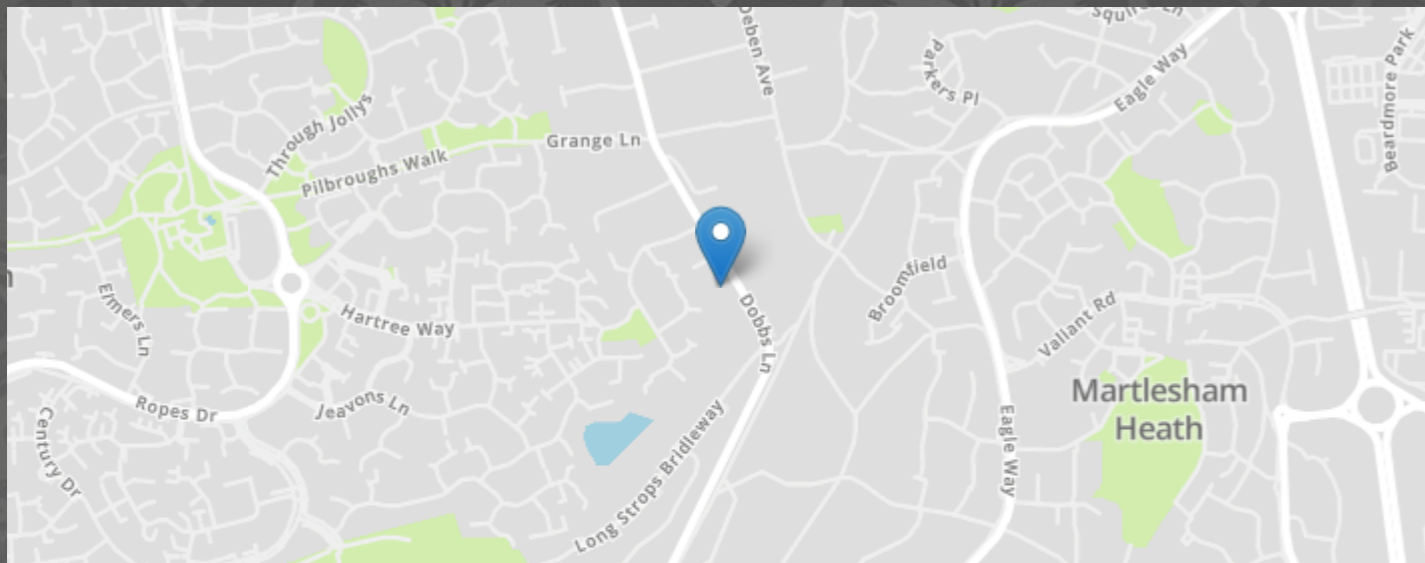


Dobbs Lane, Kesgrave, Ipswich



- NO ONWARD CHAIN
- DOWNSTAIRS BEDROOM AND WET ROOM
- SEPARATE SITTING ROOM AND DINING ROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- 3 BED CHALET BUNGALOW OFFERING VERSATILE ACCOMMODATION
- TWO BEDROOMS AND SHOWER ROOM UPSTAIRS
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

**MARKS & MANN**

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**MARKS & MANN**



### Dobbs Lane, Kesgrave, Ipswich

Offered for sale with NO ONWARD CHAIN, in popular Old Kesgrave, is this three bedroom DETACHED CHALET BUNGALOW offering VERSATILE ACCOMMODATION, GARAGE and OFF ROAD PARKING. Downstairs there is a kitchen, sitting room which opens into the separate dining room, bedroom and wet room, with internal access to the garage, with two bedrooms and a shower room upstairs. Located close to local schools, shops, amenities and bus routes, an early viewing is advised to avoid disappointment.

**£450,000**

# Dobbs Lane, Kesgrave, Ipswich

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## Entrance hall

Door with side panel to front, stairs to the first floor and doors to the sitting room, dining room, kitchen, wet room, bedroom three and the garage.

## Kitchen

4.02m x 2.46m (13' 2" x 8' 1") Window to rear overlooking the garden with a range of matching base and eye level units with worktops over, sink, integrated single oven, freestanding double oven with extractor over, space for fridge/freezer and space and plumbing for a washing machine and dishwasher. An external door gives access to the rear garden.

## Sitting room

6.00m (max) x 4.68m (19' 8" (max) x 15' 4") Dual aspect with window to side and panel windows and French doors overlooking and leading into the garden. Double doors into:

## Dining room

3.30m x 2.71m (10' 10" x 8' 11") Window to side, door from the entrance hall and double doors connecting to the sitting room.

## Bedroom three

3.44m x 3.09m (11' 3" x 10' 2") Window to front.

## Wet room

2.46m (max) x 2.44m (8' 1" (max) x 8' 0") Window to side, shower, hand was basin and WC.

## First floor landing

Doors to bedrooms one, two and shower room.

## Bedroom one

5.65m x 3.97m (18' 6" x 13' 0") Two windows to side, full width sliding fitted wardrobes, loft access.

## Shower room

3.20m x 2.95m (max) (10' 6" x 9' 8" (max) Window to front, shower cubicle, hand wash basin and WC, storage cupboard. Door to first floor landing.

## Bedroom two

3.28m x 2.69m (10' 9" x 8' 10") Window to side.

## Outside

The front of the property has been block paved, providing off road parking for multiple vehicles, with plant and shrub borders. This leads up to the entrance door and garage 5.40m x 2.31m (17' 9" x 7' 7"), which has an up and over door with power and light connected, and a door into the entrance hall of the property. Side access to rear garden.

There is a patio area to the immediate rear of the property with the remainder mainly laid to lawn,

with plant and shrub borders, enclosed by wooden fencing.

## Important information

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

## Location

Kesgrave is a 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 2QH 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.

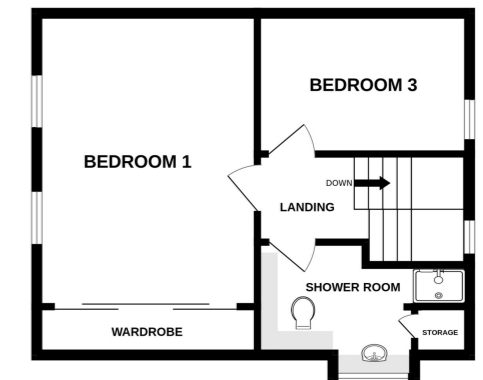
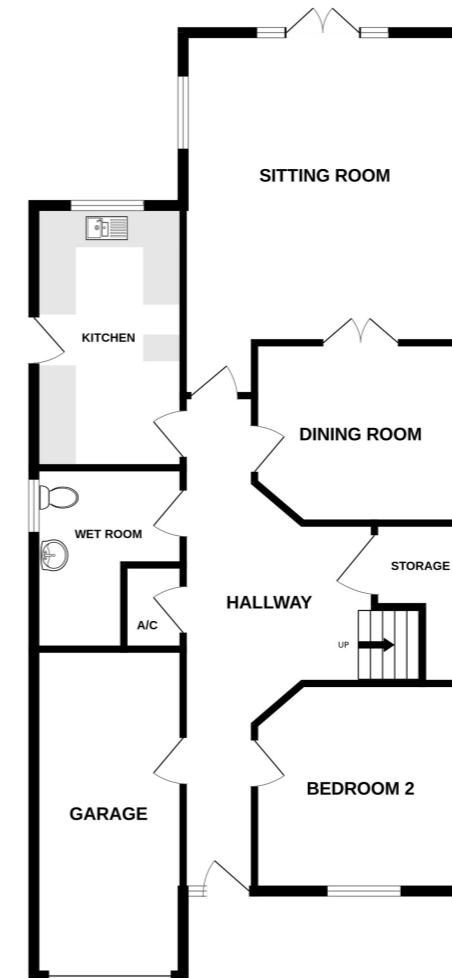
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## 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.

GROUND FLOOR  
1052 sq.ft. (97.7 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

