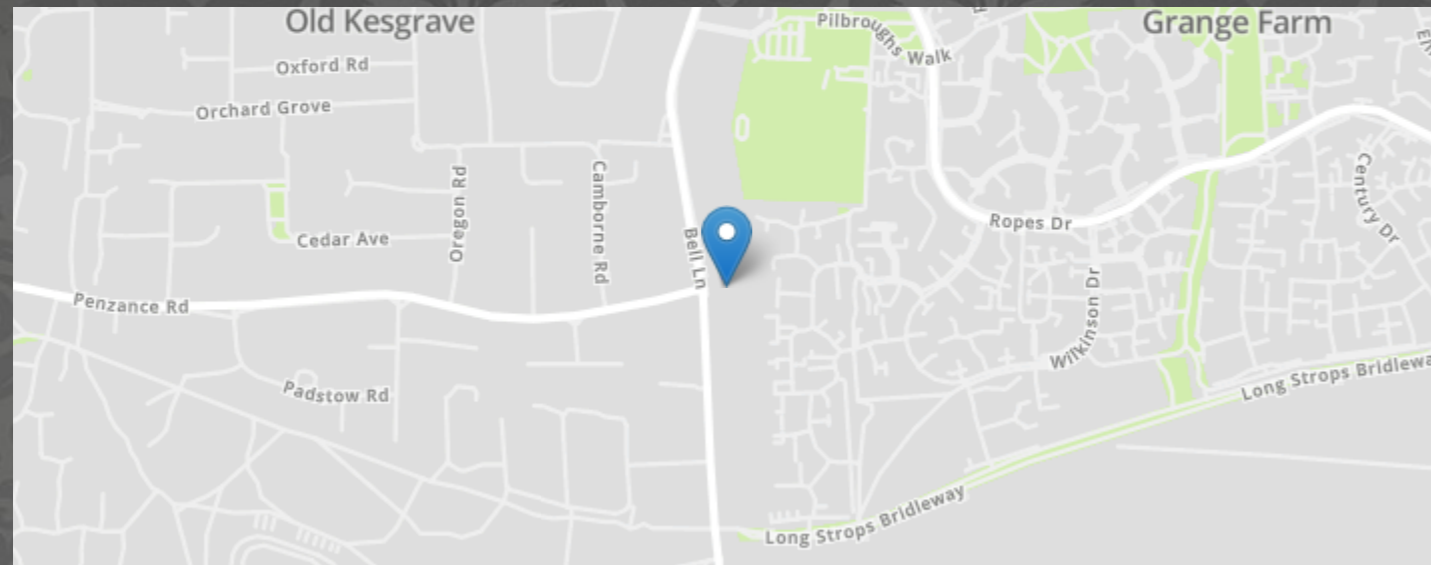


Bell Lane, Kesgrave, Ipswich



- STUNNING FIVE BEDROOM FAMILY HOME
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SEPARATE UTILITY/LAUNDRY ROOM
- BEDROOM TWO WITH EN-SUITE SHOWER ROOM
- LANDSCAPED REAR GARDEN

- SELF CONTAINED HOBBIES ROOM/WORKSHOP
- SITTING ROOM WITH FULL WIDTH BI-FOLD DOORS TO GARDEN
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM/HOME OFFICE AND EN-SUITE BATHROOM
- THREE FURTHER BEDROOMS AND LUXURY BATHROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES

MARKS & MANN



Bell Lane, Kesgrave, Ipswich

STUNNING, DETACHED five bedroom FAMILY HOME offering OPEN-PLAN LIVING, with SELF CONTAINED HOBBIES ROOM/WORKSHOP, beautiful LANDSCAPED GARDENS and off road PARKING for multiple vehicles. Accommodation comprises, open-plan kitchen/dining/lounge room, utility/laundry room, lounge with full width bi-fold doors and sky lantern, five bedrooms, three bathrooms and a home office/dressing room. Located in popular KESGRAVE, close to local schools, shops and amenities, we HIGHLY RECOMMENDED an internal viewing to appreciate the QUALITY and VERSATILITY of the accommodation on offer.

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£780,000

Bell Lane, Kesgrave, Ipswich

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Entrance hall

Stairs to first floor and doors to all downstairs accommodation.

Open-plan kitchen/dining/lounge

6.88m x 5.04m (22' 7" x 16' 6") Range of bespoke matching base and eye level units with worktops over, sink, built-in oven, hob with extractor over and a range of integrated appliances including a fridge/freezer and dishwasher. Space at one side for a family dining table and at the other, space for a relaxed sofa/social seating area. Opening through to:

Lounge

5.20m x 8.03m (17' 1" x 26' 4") Stunning, triple aspect room with sky lantern, windows, external door to the side and bi-fold doors spanning the width of the property, overlooking and giving access to the rear garden. This fantastic room is perfect for relaxing and unwinding and/or entertaining and socialising with friends.

Utility/laundry room

2.85m x 2.90m (9' 4" x 9' 6") Range of matching base and eye units with worktop over, space for an American style fridge/freezer and space and plumbing for a washing machine and tumble dryer. Door to pantry/store and external door to side garden.

Bedroom two

4.95m x 3.81m (16' 3" x 12' 6") Window to side, door to:

En-suite bathroom

1.83m x 3.80m (6' 0" x 12' 6") Window to side, freestanding bath, double walk-in shower, hand wash basin with vanity unit and WC.

Bedroom three

4.86m x 3.90m (15' 11" x 12' 10") Bay window to front, currently being used as a home office.

Bedroom four

3.73m x 3.52m (12' 3" x 11' 7") Dual aspect room with bay window to front and window to side.

Bedroom five

3.97m x 3.52m (13' 0" x 11' 7") Window to side, built-in wardrobe.

Family bathroom

2.39m x 3.90m (7' 10" Max) x 12' 10") Two windows to side, stunning bathroom suite comprising a freestanding bath, double walk-in shower, his and hers hand wash basins with vanity unit, WC and heated towel radiator.

First floor landing

Door to bedroom suite.

Home office/dressing area

2.04m x 3.29m (6' 8" x 10' 10") Window to side, doors to bedroom one and the shower room

Bedroom one

4.61m x 5.74m (15' 1" x 18' 10") Two windows to rear, overlooking the garden, double fitted wardrobes.

Shower room

2.04m x 2.35m (6' 8" x 7' 9") Window to side, shower cubicle, hand wash basin and WC.

Self-contained hobbies room/workshop

Open plan kitchen/sitting/dining room

5.84m x 7.95m (19' 2" x 26' 1") Dual aspect room with two windows to front and window to rear. The kitchen has a range of matching base units with worktops over, sink, oven and hob, with space for a fridge/freezer and space and plumbing for a dishwasher and washing machine. There is space for a family dining table to one side and space for a sofa/seating area to the other. Door to:

Studio room

5.84m x 3.10m (19' 2" x 10' 2") Dual aspect room with windows to front and rear. Door to:

Shower room

2.09m x 3.56m (6' 10" x 11' 8") Window to rear, double walk-in shower room, hand wash basin and WC with door to storage cupboard.

Outside

The front of the property has been block paved, providing off road parking for multiple vehicles, with landscaped low maintenance areas, outdoor lighting, access to the front door, double gates and a single gate to both sides of the property, giving access to the rear garden.

There is a fantastic, generous patio to the rear of the property, which wraps around to the side, providing excellent areas for outdoor alfresco dining and entertaining. The side of the property has been laid to gravel, an ideal space for storage and drying your washing. Beyond the patio to the rear is a large lawn area with a summer house, shed (which we understand is to remain) and additional patio area with pergola, enclosed by mature hedging and trees.

An opening in the trees provides access to a further garden which has been laid to lawn and leads to the self contained hobbies room/workshop.

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 C.
Our ref: SM/elr.

Location

Kesgrave is a small 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 Millsoms 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

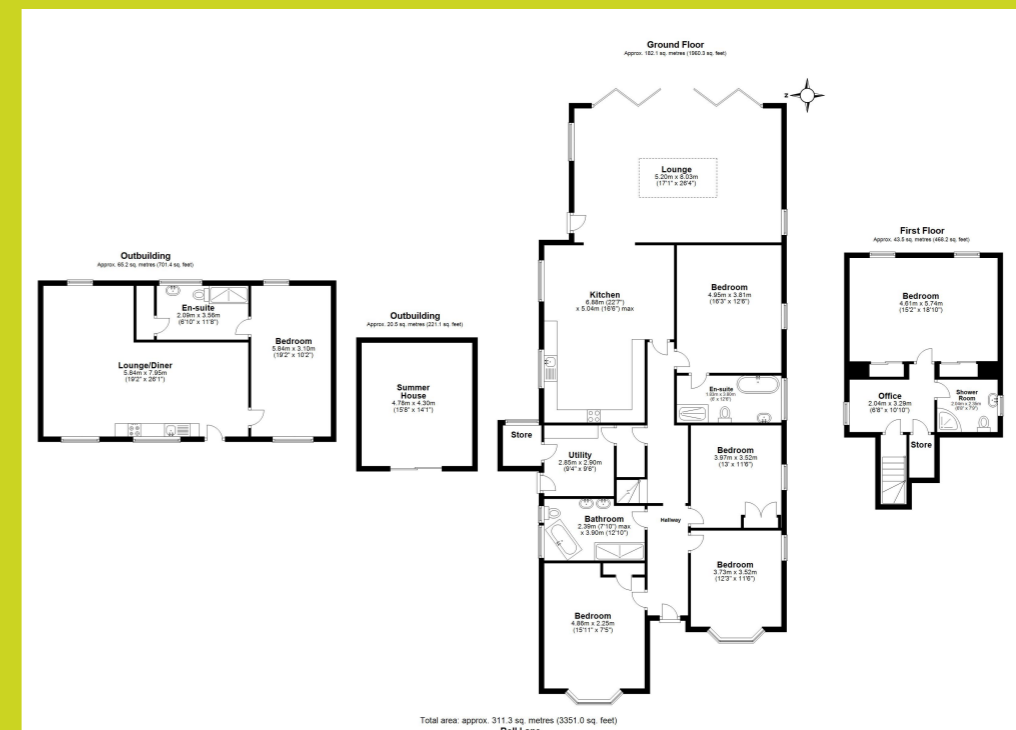
Using a SatNav, please use IP5 1JN as the point of destination.

Disclaimer

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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.

