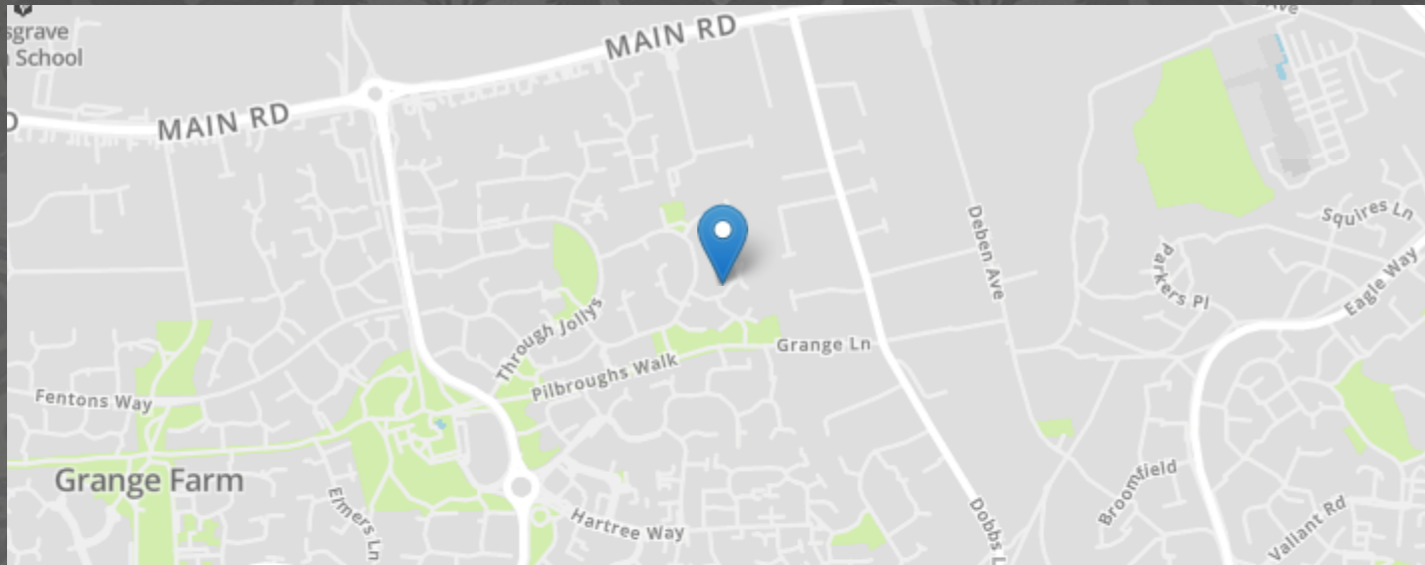


Mannall Walk, Kesgrave, Ipswich



- POPULAR KESGRAVE LOCATION
- TWO BEDROOMS
- GOOD SIZED GARDENS
- SEMI DETACHED
- EXTENDED & MODERNISED THROUGHOUT
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- GARAGE & AMPLE OFF ROAD PARKING FOR SEVERAL CARS

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Mannall Walk, Kesgrave, Ipswich

Marks and Mann Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI DETACHED HOUSE WITH GARAGE & DRIVEWAY. Situated in the popular Grange Farm area in the IP5 postcode with close links to the A12 and A14.

The property benefits from entrance hall, kitchen, lounge, conservatory and a good sized enclosed rear garden. On the first floor, two bedrooms and family bathroom. Further benefits include double glazed windows throughout, gas central heating, garage & driveway.

In the valuers opinion this property is very well presented and early viewing is advised to avoid disappointment.

£275,000

Mannall Walk, Kesgrave, Ipswich

Open plan living area

3.596m x 2.589m (11' 10" x 8' 6") Kitchen Area
 4.684m x 3.627m (15' 4" x 11' 11") Sitting Area
 3.638m x 3.402m (11' 11" x 11' 2") Garden Room Area

The home features a stunning open plan living area, with a delightful light and airy feel. The impressive space has defined areas, with a kitchen area to the front, with a double glazed window to front and double glazed door to side. There is a range of floor and wall units with co-ordinated work surface over. There is an integrated oven, hob and extractor, space for washing machine, tumble dryer and dishwasher as well as space for fridge freezer.

The wood effect tiled flooring adds a contemporary style and adds to the design of this multifunctional space, with versatility that makes an excellent social space. The sitting area also features a recess ideal for a reading space. To the rear, the garden room flows well with the rest of the living space and gives pleasant views over the garden.

Landing

With doors off to both bedrooms and bathroom.

Bedroom One

3.640m max x 3.611m max (11' 11" x 11' 10") This well presented room with double glazed window to rear and built in double door wardrobe with shelving and hanging space, space for dressing table and recessed area, ideally made for a TV.

Bedroom Two

3.690m x 1.684m (12' 1" x 5' 6") This room has the advantage of making a home office or bedroom. Currently our vendor has the room laid out for a study but the space would equally work as a second bedroom. There is a double glazed window to the side aspect.

Shower Room

2.682m x 1.787m (8' 10" x 5' 10") Window to side aspect. There is a well presented suite comprising of a low level WC, vanity wash hand basin and shower cubicle. There is tiling to the floor and a towel radiator.

Outside

To the front of the property, excellent sized lawned area, driveway providing off-street parking, garage, side access to rear garden, two patio areas, well stocked with flowers and shrubs, enclosed by panel fencing.

Important information

Tenure – Freehold.
 Services – we understand that mains gas, electricity, water and drainage are connected to the property.
 Council tax band B.
 EPC rating D.
 Our ref: SM.

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 2GF as your point of destination.

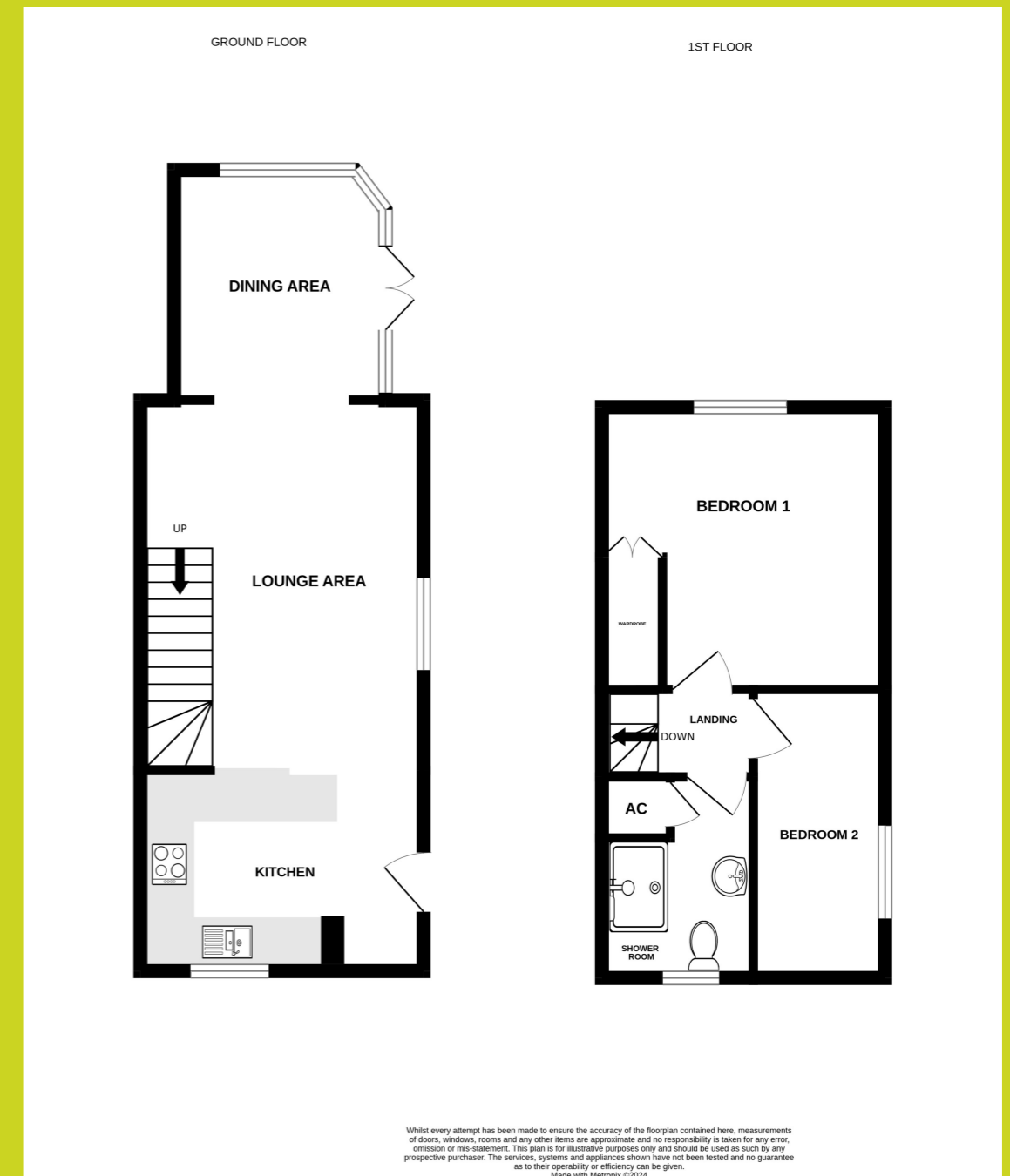
Disclaimer

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.

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.

Mannall Walk, Kesgrave, Ipswich



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.

