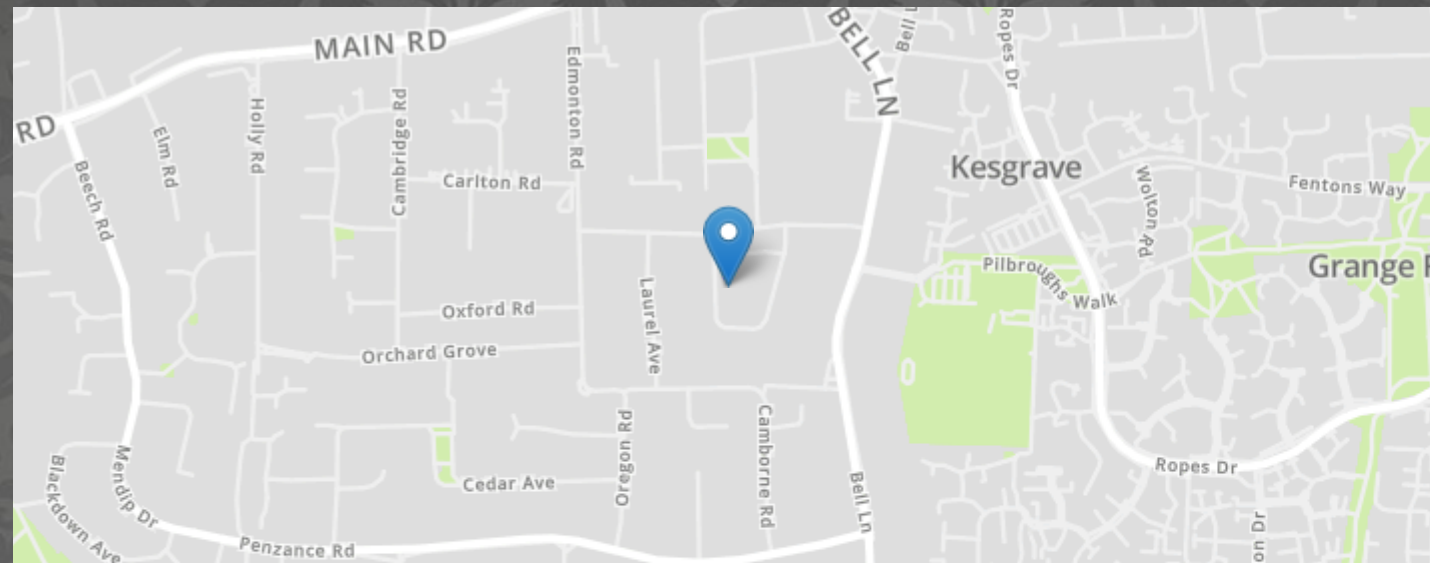


## Michigan Close, Kesgrave, Ipswich



- CHAIN COMPLETE
- TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW
- KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS., BOTH WITH FITTED WARDROBES
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- POPULAR KESGRAVE AREA
- SITTING ROOM WITH FEATURE FIREPLACE
- CONSERVATORY
- GENEROUS, EAST-FACING REAR GARDEN
- EASY ACCESS TO A12/A14

# MARKS & MANN

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

01473 396 007

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Michigan Close, Kesgrave, Ipswich

Located in POPULAR KESGRAVE and offered for sale with a COMPLETE CHAIN, is this two/three bedroom semi-detached bungalow with a GENEROUS east-facing rear GARDEN, GARAGE and off road parking. Accommodation comprises a sitting room with feature gas fireplace, kitchen/dining room (previously/potentially bedroom three), CONSERVATORY, two DOUBLE BEDROOMS. both with FITTED WARDROBES, and a family bathroom. An early viewing is strongly advised to avoid disappointment.

**£325,000 Offers in excess of**



## Michigan Close, Kesgrave, Ipswich

## Sitting room

5.55m x 4.98m (max) (18' 3" x 16' 4" (max) Window to front, feature gas fireplace (installed February 2024), serving hatch to kitchen and door to:

## Inner lobby

Doors to the airing cupboard, kitchen/dining room/bedroom three, two bedrooms and the family bathroom.

### Kitchen/dining room (bedroom three)

6.67m x 2.74m (21' 11" x 9' 0")

The dining area (previous bedroom three) (3.01m x 2.74m (9' 11" x 9' 0")) has a window to rear with space for a family dining table, with an opening through to the kitchen area.

The kitchen 3.67m x 2.74m (12' 0" x 9' 0") has a window to rear overlooking the garden, and features a range of matching base and eye level units one with a built in magic corner storage to maximise space with worktops over, sink, built-in oven (installed in November 2023), built-in combi microwave oven and grill, and hob with extractor over, with space for an under counter fridge/freezer and space and plumbing for a washing machine. A door leads through to:

## Conservatory

4.79m x 2.98m (15' 9" x 9' 9") Windows and doors to side, overlooking and leading into the rear garden.

### Bedroom one

3.68m x 3.32m (max) (12' 1" x 10' 11" (max) Window to rear, fitted wardrobes with mirrored sliding doors.

### Bedroom two

3.32m (max) x 2.54m (10' 11" (max) x 8' 4") Window to front, fitted wardrobes with mirrored sliding doors.

## Family bathroom

1.96m x 1.67m (6' 5" x 5' 6") Window to front, bath, hand wash basin and WC.

## Outside

The front of the property has been laid to lawn with a shingle area, enclosed by a low brick wall with a pathway leading to the front door. A driveway to the side provides off road parking for multiple vehicles leading to the garage (6.00m x 2.50m (19' 8" x 8' 2")), which has an up and over door with power and light connected.

There is a patio area to the immediate rear of the property with a shingle area and a path leading to the end of the garden. The remainder has been predominately laid to lawn with shrub borders, enclosed by wooden fencing. There are two sheds which we understand are to remain.

## Important information

Tenure – Freehold.

Services – we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band C.

EPC rating TBC.

Our ref: SM/elr.

## Location

Kesgrave is located to the east of Ipswich and benefits from 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 1HG as the point of destination.



# Michigan Close, Kesgrave, Ipswich

## Agents note

The kitchen previously had a door from the sitting room (where the serving hatch now is) with the dining room area opening into the kitchen being a wall, with the dining room area originally being bedroom three. This could be reinstated by the ingoing purchaser, if required.

The property benefits from recently fitted window shutters (November 2023) in the sitting room and both bedrooms, and we understand from the vendors that these are to remain.

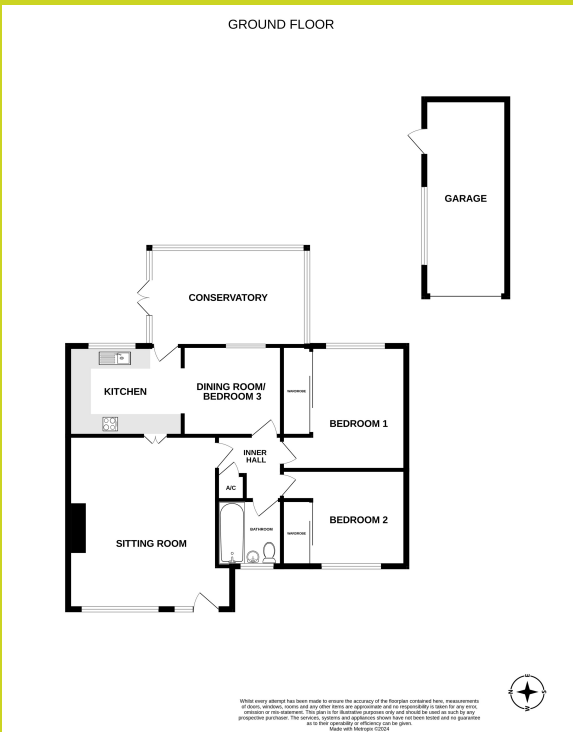
## Disclaimer

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.