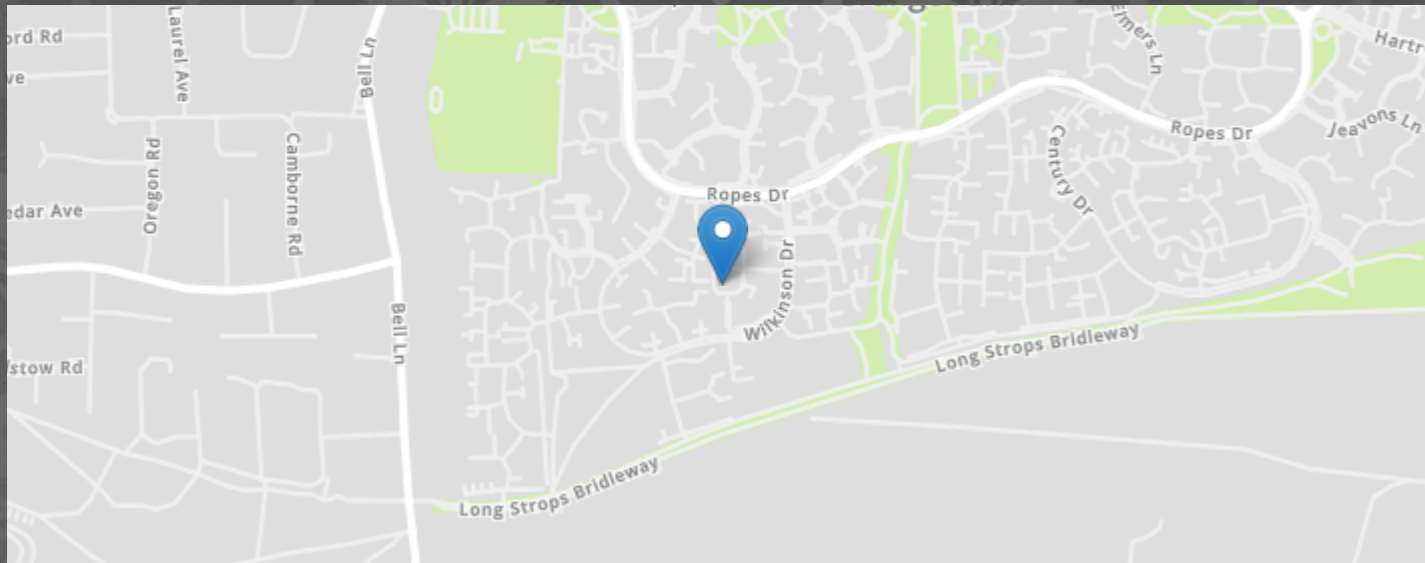


Peasey Gardens, Kesgrave, Ipswich



- POPULAR GRANGE FARM
- KITCHEN/DINING ROOM WITH DOUBLE DOORS TO GARDEN
- ENSUITE TO BEDROOM ONE
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- STUNNING FIVE BEDROOM FAMILY HOME
- SEPARATE UTILITY ROOM
- CLOAKROOM, FAMILY BATHROOM AND SHOWER ROOM
- CUL-DE-SAC POSITION
- DUAL ASPECT SITTING ROOM WITH FEATURE FIREPLACE AND DOUBLE DOORS TO GARDEN

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



Peasey Gardens, Kesgrave, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this STUNNING FIVE BEDROOM DETACHED FAMILY HOME situated on popular GRANGE FARM. The property comprises entrance hall, sitting room, kitchen/dining room, utility room, cloakroom, five bedrooms with an ensuite to bedroom one, family bathroom and shower room. The property is located in a QUIET CUL-DE-SAC POSITION and has the added benefit of a GARAGE, off road parking and a PRIVATE REAR GARDEN.

The property is located on the popular Grange Farm development with local schools and amenities nearby including a public house, doctors surgery and Tesco. There is easy access to the A12/A14, Ipswich town centre and excellent links to the market town of Woodbridge.

£500,000

Peasey Gardens, Kesgrave, Ipswich

Entrance hall

Stairs to first floor, radiator and doors to the sitting room, kitchen/dining room and downstairs cloakroom.

Cloakroom

Radiator, wash hand basin and WC.

Sitting room

6.04m x 3.41m (19' 10" x 11' 2")
Dual aspect room with window to front and double doors overlooking and leading into the rear garden, two radiators, feature fireplace.

Kitchen/dining room

7.80m x 3.36m (25' 7" x 11' 0")
Dual aspect room with window to front and doors overlooking and leading to the rear garden. A stunning range of Deben Vale matching wall and base units with granite and oak worktops over, butler sink, oak breakfast bar, Range cooker with extractor over, space and plumbing for a dishwasher and space for an American style fridge/freezer. There is a built in work station with oak worktop, radiator and an opening into;

Utility room

2.05m x 1.64m (6' 9" x 5' 5")
Window to rear, radiator, Deben Vale matching wall and base units with oak worktops over, butler sink with space and plumbing for a washing machine and tumble dryer.

First floor landing

Stairs to the second floor, window to rear, radiator and doors to bedrooms one, four and five, the family bathroom and an airing cupboard.

Bedroom one

3.85m x 3.55m (12' 8" x 11' 8")
Window to front, radiator and two fitted wardrobes. Door to;

En-suite

2.71m x 1.40m (8' 11" x 4' 7")
Window to rear, school style radiator with towel rail, double shower cubicle, Deben Vale vanity wash hand basin with oak worktop and WC.

Bedroom four

3.39m x 2.90m (11' 1" x 9' 6")
Window to rear, radiator.

Bedroom five

3.05m x 2.47m (10' 0" x 8' 1")
Window to front, radiator.

Family bathroom

2.80m x 1.98m (9' 2" x 6' 6")
Window to front, radiator, bath, wash hand basin and WC.

Second floor landing

Storage cupboard and doors to bedrooms two and three and the shower room.

Bedroom two

4.18m x 3.48m (13' 9" x 11' 5")
Window to side, velux window to rear and dormer window to front, radiator, built-in wardrobe and eaves storage.

Bedroom three

4.18m x 3.44m (13' 9" x 11' 3")
Window to side and dormer window to front, radiator, built-in wardrobe and eaves storage.

Shower room

Velux window to rear, radiator, shower cubicle, wash hand basin and WC.

Outside

The front of the property has been laid to shingle with a driveway providing off road parking leading to the garage, with 'up/over' door, power and light connected. Side access leads to the rear garden.

The private rear garden has a patio area to the immediate rear of the property, a raised deck area, with the remainder being predominately laid to artificial lawn with tree borders, enclosed by wooden fencing.

Important information

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

Directions

Please use IP5 2GX 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.



The above floor plans are not to scale and are shown for indication purposes only.

