



- IMMACULATELY PRESENTED ACCOMMODATION
- SITTING ROOM AND SEPARATE KITCHEN
- PRINCIPAL SUITE COMPRISING BEDROOM, DRESSING AREA AND EN-SUITE SHOWER ROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

- TERRACED THREE BEDROOM TOWNHOUSE
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- LANDSCAPED FRONT AND REAR GARDENS
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

**MARKS & MANN**



## Wilkinson Drive, Kesgrave, Ipswich

IMMACULATELY PRESENTED THREE BEDROOM TOWN HOUSE with BEAUTIFULLY LANDSCAPED front and rear GARDENS, GARAGE and off road PARKING. Accommodation comprises entrance hall, kitchen, living room and downstairs cloakroom, with two bedrooms and the family bathroom on the first floor and a principal suite comprising bedroom one, DRESSING AREA and EN-SUITE shower room. Located close to LOCAL SCHOOLS, shops, amenities and bus route, an internal viewing is strongly advised to appreciate the quality of accommodation on offer.

**MARKS & MANN**

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

01473 396 007

[contactipswich@marksandmann.co.uk](mailto:contactipswich@marksandmann.co.uk)

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

**£315,000 Offers over**

# Wilkinson Drive, Kesgrave, Ipswich

# Wilkinson Drive, Kesgrave, Ipswich

## Entrance hall

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

## Downstairs cloakroom

Hand wash basin and WC.

## Kitchen

Window to front, range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, integrated appliances, including a fridge/freezer, dishwasher and washing machine.

## Living room

Window and French doors to rear, overlooking and leading into the garden, under stairs storage cupboard.

## First floor landing

Stairs to second floor, access to airing cupboard and doors to bedrooms two and three, along with the family bathroom.

## Bedroom two

Two windows overlooking the rear garden, providing an abundance of natural light, two double built-in wardrobes.

## Bedroom three

Window to front, double built-in wardrobe.

## Family bathroom

Window to front, panel enclosed bath, hand wash basin and WC.

## Second floor landing

Door to:

## Bedroom one

Dormer window to front, open through to:

## Directions

### En-suite shower room

Window to rear, shower cubicle, hand wash basin and WC.

## Outside

The front of the property has been beautifully landscaped with a variety of plants and shrubs, with a path leading to the front door.

The rear garden has again been landscaped with a patio to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with a variety of plant and shrub borders, enclosed by wooden fencing. A stepping stone pathway leads to the rear of the garden.

The property benefits from a garage to the rear, accessed via a shared driveway, with up and over door.

## Important information

Tenure - Freehold.

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

Council tax band C.

EPC rating TBC.

Our ref: SM/elr.

## 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.

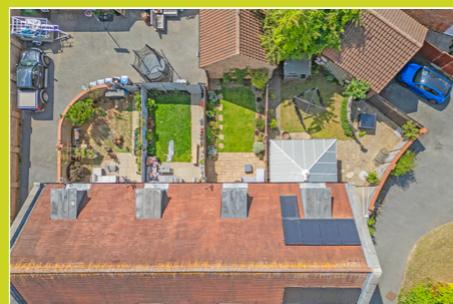
Just a short distance away is Martlesham Retail Park which includes a Tesco Superstore, Next at Home and Marks & Spencer Food Hall. Both the market town of Woodbridge, located along the River Deben, and Suffolk's county town of Ipswich, with the Marina on the River Orwell, are within easy reach and offer 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 2DS as the point of destination.

Double built-in wardrobe, additional double storage cupboard and door to:

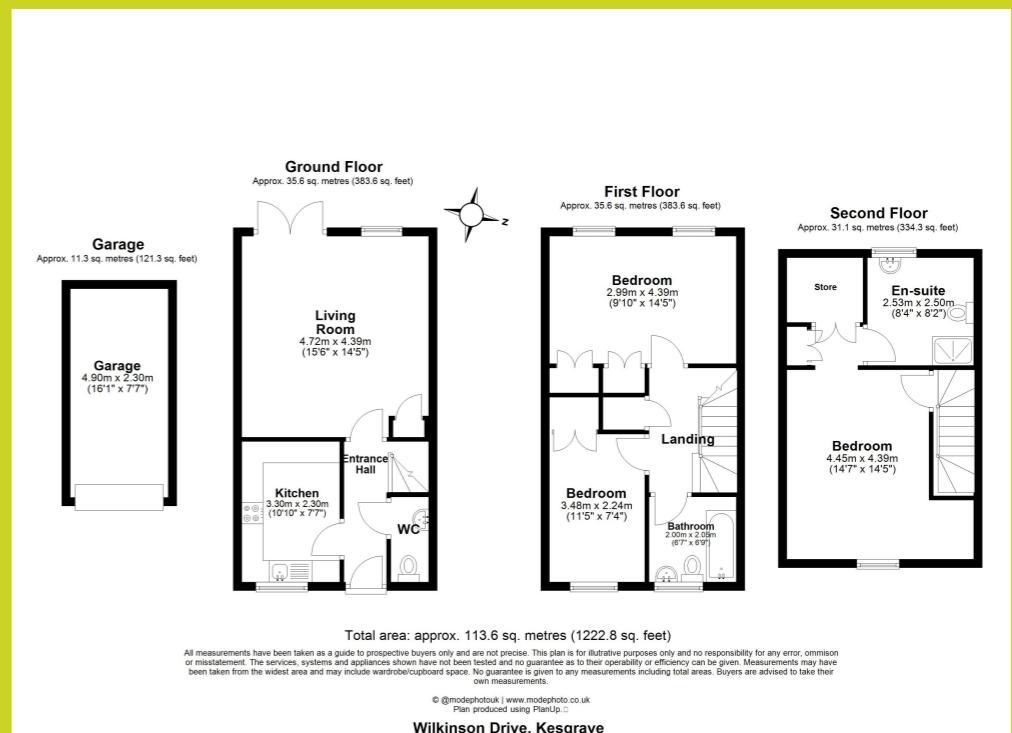


## Disclaimer

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.

## Anti-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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC