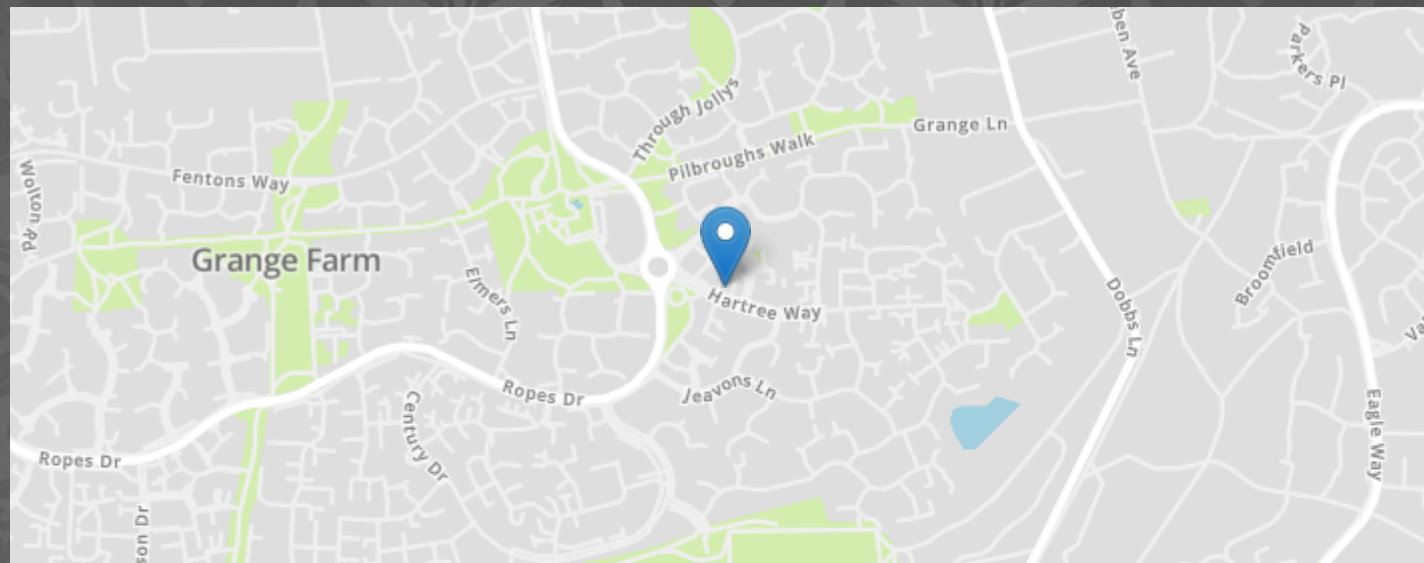


Broadhurst Terrace, Hartree Way, Kesgrave, Ipswich



- POPULAR GRANGE FARM
- SITTING/DINING ROOM WITH FRENCH DOORS TO THE GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- GARAGE AND OFF ROAD PARKING
- FOUR BEDROOM TOWNHOUSE
- KITCHEN/BREAKFAST ROOM
- THREE FURTHER GOOD SIZED BEDROOMS
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES AND EASY ACCESS TO A12/A14

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MARKS & MANN



Broadhurst Terrace, Hartree Way, Kesgrave, Ipswich

Located on popular GRANGE FARM, close to LOCAL SCHOOLS, shops and amenities, is this FOUR BEDROOM TOWNHOUSE with GARDEN, GARAGE and off road PARKING. Accommodation comprises kitchen/breakfast room, sitting/dining room, downstairs cloakroom, four bedrooms, one with an EN-SUITE shower room, and a family bathroom. An early viewing is advised to avoid disappointment.

£290,000 Offers Over

Broadhurst Terrace, Hartree Way, Kesgrave, Ipswich

Entrance hall

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

Kitchen/breakfast room

4.85m x 2.40m (15' 11" x 7' 10") reducing to 1.87m (6' 2") Window to front, range of matching base and eye level units with worktops over, sink, integrated double oven, hob with extractor over, integrated appliances include fridge/freezer, dishwasher and washing machine. Space for a kitchen breakfast table.

Sitting/dining room

4.46m x 3.92m (14' 8" x 12' 10") Full height panel windows and French doors to rear, overlooking and leading into the rear north east facing garden with space for a seating/sofa area and family dining table.

Downstairs cloakroom

Hand wash basin and WC.

First floor landing

Window to front, doors to bedrooms two and four, as well as the family bathroom.

Bedroom two

3.91m x 3.78m (12' 10" x 12' 5") Window to rear, overlooking the rear garden.

Bedroom four

3.41m x 1.90m (11' 2" x 6' 3") Window to front.

Family bathroom

2.05m x 1.89m (6' 9" x 6' 2") Panel enclosed bath with shower over, hand was basin and WC.

Second floor landing

Doors to bedroom one and three.

Bedroom one

4.72m x 3.91m (15' 6" x 12' 10") Window to rear, overlooking the rear garden, door to:

En-suite shower room

Double shower cubicle, hand wash basin and WC.

Bedroom three

3.58m x 2.81m (11' 9" x 9' 3") Window to front with built in storage cupbaord.

Outside

The front of the property has a small front garden which has been laid to low maintenance stone. The north east facing rear garden has a patio area to the immediate rear of the property with the remainder mainly laid to lawn, enclosed by panel wooden fencing. A pathway leads to the rear of the garden with a gate providing access to the garage 4.90m x 2.48m (16' 1" x 8' 2") with up and over door.

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.

Agents note

We have been advised there is a service charge payable on the property of approximately £300 per annum.

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 2HQ as the point of destination



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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.

