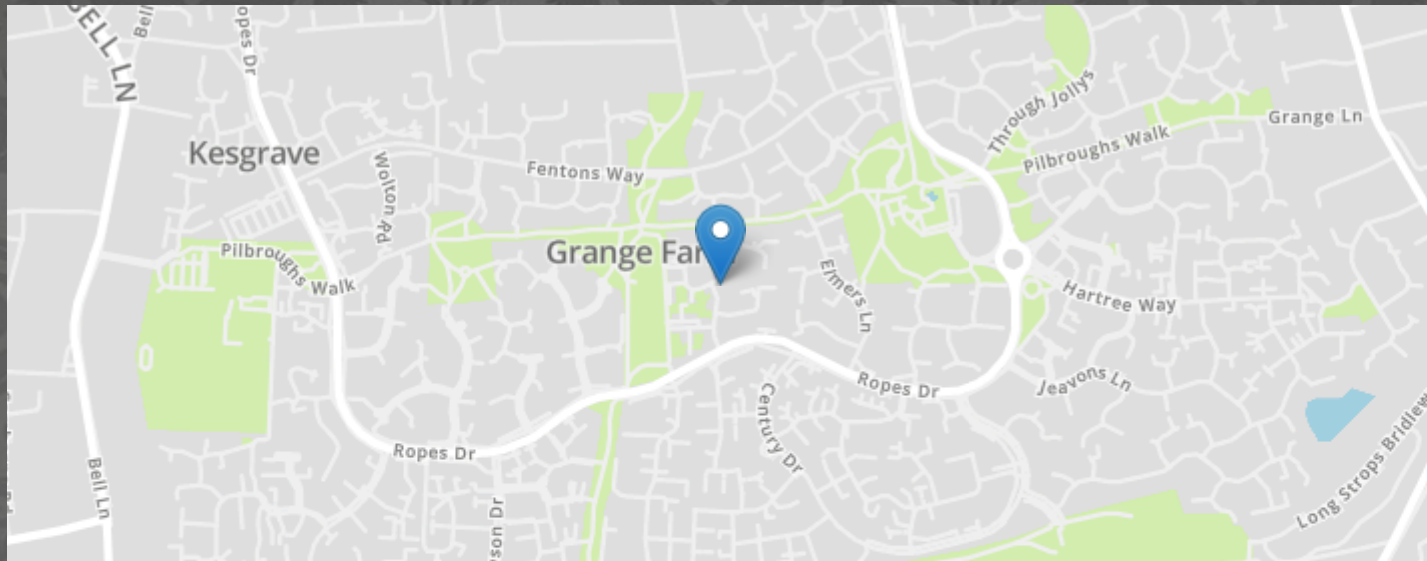


Wilding Drive, Kesgrave, Ipswich



- CORNER PLOT
- NEW BOILER INSTALLED JANUARY 2025
- OPEN-PLAN KITCHEN/DINING ROOM
- UTILITY AREA
- GARAGE AND OFF ROAD PARKING
- EXTENDED, LINK-DETACHED THREE BEDROOM FAMILY HOME
- POPULAR GRANGE FARM
- CONSERVATORY
- EN-SUITE TO BEDROOM ONE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

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MARKS & MANN



Wilding Drive, Kesgrave, Ipswich

Situated on a CORNER PLOT is this THREE BEDROOM LINK DETACHED HOME with rear GARDEN, GARAGE and off road PARKING, with a NEW BOILER installed in JANUARY 2025. Accommodation comprises entrance hall sitting room, kitchen/dining room and CONSERVATORY with UTILITY area, with three bedrooms, with an ENSUITE to bedroom one, and a family bathroom upstairs. Located on popular GRANGE FARM, close to LOCAL schools, shops, amenities and bus routes the property makes an ideal FAMILY HOME.

£315,000



Wilding Drive, Kesgrave, Ipswich

Entrance hall

Stairs to first floor, door to:

Sitting room

4.80m x 3.27m (15' 9" x 10' 9")  
Window to front, door to:

Kitchen/dining room

4.12m x 3.57m (13' 6" x 11' 9")  
Window to rear overlooking the garden, range of matching base and eye level units with worktop over, sink, double oven and hob with extractor over, breakfast bar, plinth and under cabinet lighting, space for a fridge/freezer and space and plumbing for a dishwasher with door to under stairs storage cupboard.

Conservatory

4.02m x 2.34m (13' 2" x 7' 8")  
Windows to all sides and door to rear, overlooking and leading into the garden. Internal door to garage.

Utility area

2.21m x 1.59m (7' 3" x 5' 3")  
Space and plumbing for a washing machine and tumble dryer.

First floor landing

Doors to all three bedrooms and the family bathroom.

Bedroom one

3.53m x 3.24m (11' 7" x 10' 8")  
Two windows to front, two built-in wardrobes, door to:

En-suite shower room

1.60m x 1.53m (5' 3" x 5' 0")  
Window to front, shower cubicle, hand wash basin and WC.

Bedroom two

3.20m x 2.36m (10' 6" x 7' 9")  
Window to rear, built-in wardrobe.

Bedroom three

3.10m x 1.72m (10' 2" x 5' 8")  
Window to rear.

Family bathroom

2.18m x 1.69m (7' 2" x 5' 7")  
Window to side, panel enclosed bath with shower over, hand wash basin with storage cupboard below, WC and heated towel radiator.

Outside

The front of the property has been laid to low maintenance block paving with a driveway to the side providing off road parking, leading to the garage with electric roller door, power, light and mains water connected. A side gate leads to the rear garden.

The rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn with plant, shrub and 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 D.  
EPC rating D.  
Our ref: SM/elr.

Location

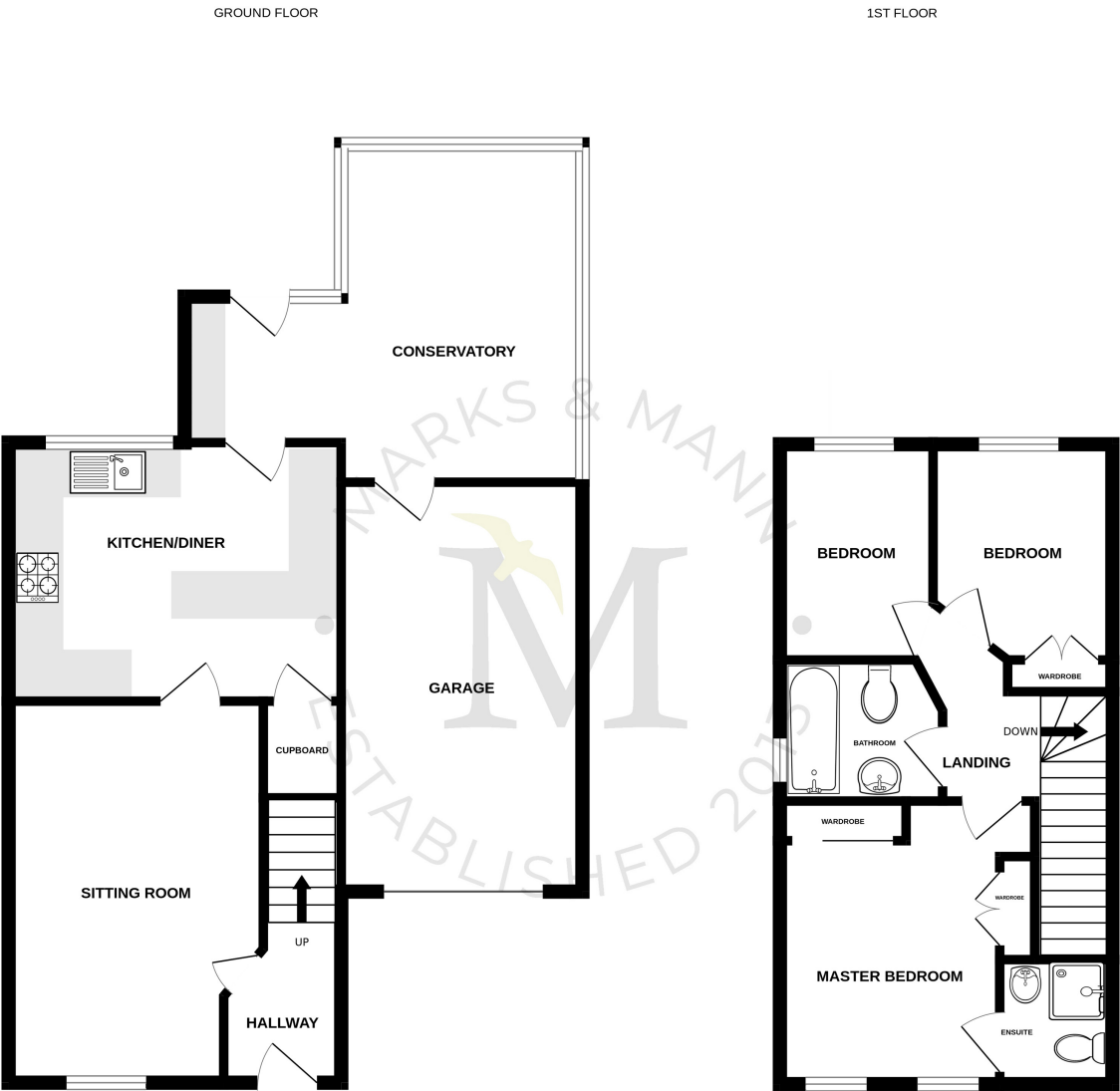
Grange Farm is located in the popular town of Kesgrave, to the east of Ipswich. Grange Farm has a range of local schools, shops and amenities as well as a doctors surgery, two local public houses and Milsoms at Kesgrave Hall.

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

Wilding Drive, 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.

