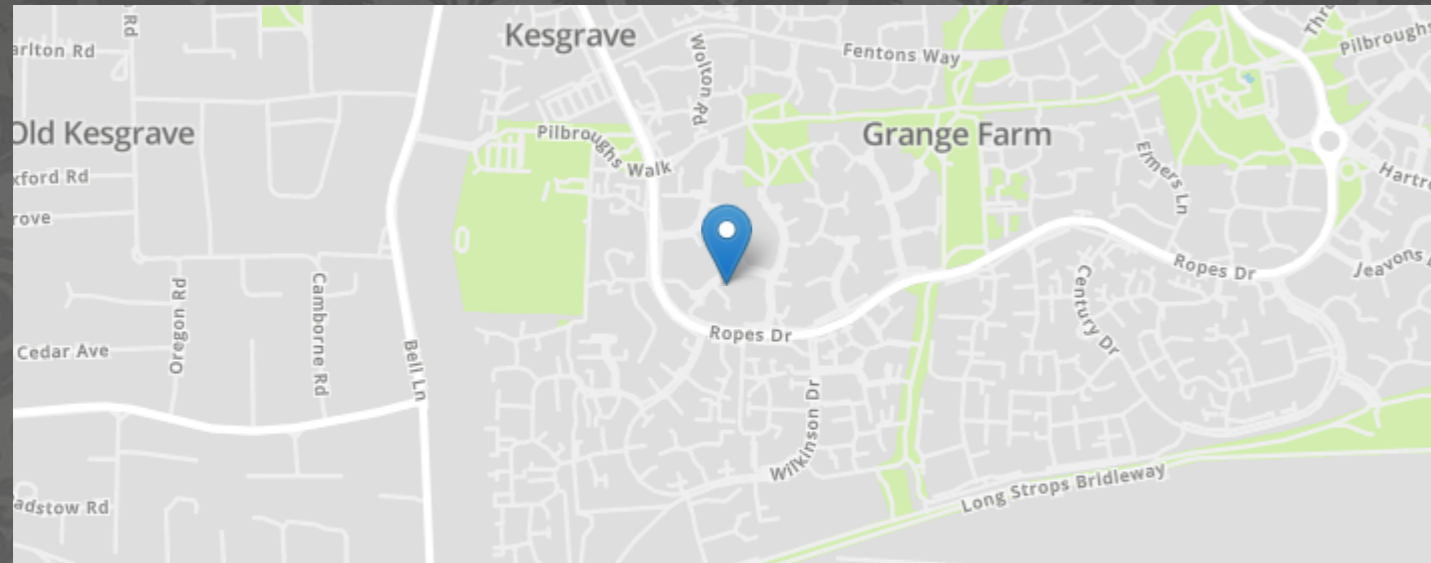


Rowarth Avenue, Kesgrave, Ipswich



- POPULAR GRANGE FARM
- DETACHED FOUR BEDROOM FAMILY HOME
- OFF ROAD PARKING FOR 5/6 CARS
- EASY ACCESS TO A12/A14
- QUIET CUL-DE-SAC POSITION
- BATHROOM & EN-SUITE SHOWER ROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES

MARKS & MANN



## Rowarth Avenue, Kesgrave, Ipswich

Located in a cul-de-sac location in Kesgrave, Marks & Mann are pleased to offer FOR SALE this FOUR BEDROOM DETACHED FAMILY HOME. There are four bedrooms, the principal bedroom has an en-suite; On the ground floor, a lounge, conservatory and open-plan kitchen/dining area.

Falling within the Kesgrave High School area. Excellent access to the A12/14, plenty of local amenities including supermarkets, retail park, Suffolk Constabulary Headquarters and Ipswich Hospital.

MARKS & MANN

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

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contactipswich@marksandmann.co.uk

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

**£380,000 Offers in Excess of**



# Rowarth Avenue, Kesgrave, Ipswich

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## Entrance Hall

Stairs to the first floor, and doors to:

## Sitting Room

5.56m x 3.26m (18' 3" x 10' 8") Window to the front, fireplace, french doors opening through to:

## Conservatory

3.61m x 3.34m (11' 10" x 10' 11") French doors opening out to the rear garden.

## Dining Room

3.28m x 3.02m (10' 9" x 9' 11") Window to the front, under stairs cupboard, opening through to:

## Kitchen / Breakfast Room

4.27m x 2.41m (14' 0" x 7' 11") Fitted with a range of matching eye and base level units, roll edge work surfaces, inset sink and drainer, space for appliances, built-in extractor hood, breakfast bar, radiator, window to the rear aspect, door opening out to the rear garden, and door through to:

## Rear Lobby

Door opening out to the rear garden and doors to:

## Bedroom Four

5.23m x 2.47m (17' 2" x 8' 1") Window to the front aspect, radiator, loft access, and airing cupboard with space for a tumble dryer.

## Cloakroom

Two piece suite comprising low-level WC and hand wash basin, radiator, and obscure window to the rear aspect.

## First Floor Landing

Airing cupboard, loft access, and doors to the bedrooms and bathroom.

## Bedroom One

3.77m x 3.35m (12' 4" x 11' 0") Window to the front aspect, radiator, built-in wardrobe, and door through to:

## En-Suite Shower Room

Three piece suite comprising shower cubicle, low-level WC and vanity hand wash basin with storage beneath; heated towel rail; tiled walls; and obscure window to the rear aspect.

## Bedroom Two

3.32m x 2.88m (10' 11" x 9' 5") Window to the front aspect and radiator.

## Bedroom Three

3.00m x 2.63m (9' 10" x 8' 8") Window to the rear aspect, radiator, and built-in wardrobe.

## Family Bathroom

Three piece suite comprising bath with shower attachment, low-level WC and pedestal hand wash basin; radiator; tiled flooring; part tiled walls; and obscure window to the rear aspect.

## Outside

Front: There is off-road parking for five / six cars with gated side access to the rear garden.

Rear :The larger than average and private garden is predominantly laid to lawn and well-stocked with flowerbeds and shrub borders, patio area, and is fully enclosed by mature hedging.

## Important information

Tenure - Freehold.

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

Council tax band D.

EPC rating TBC.

Our ref: SM

## Directions

Please use IP5 2FL as the point of destination.

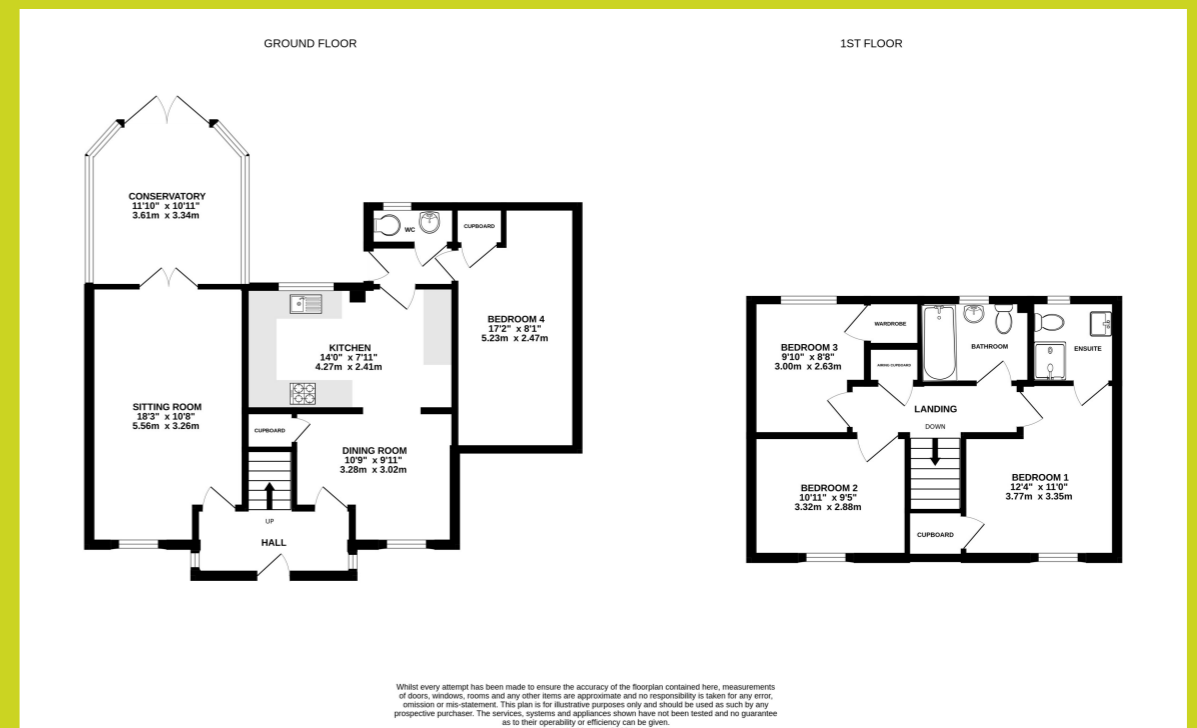
## Disclaimer

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.

