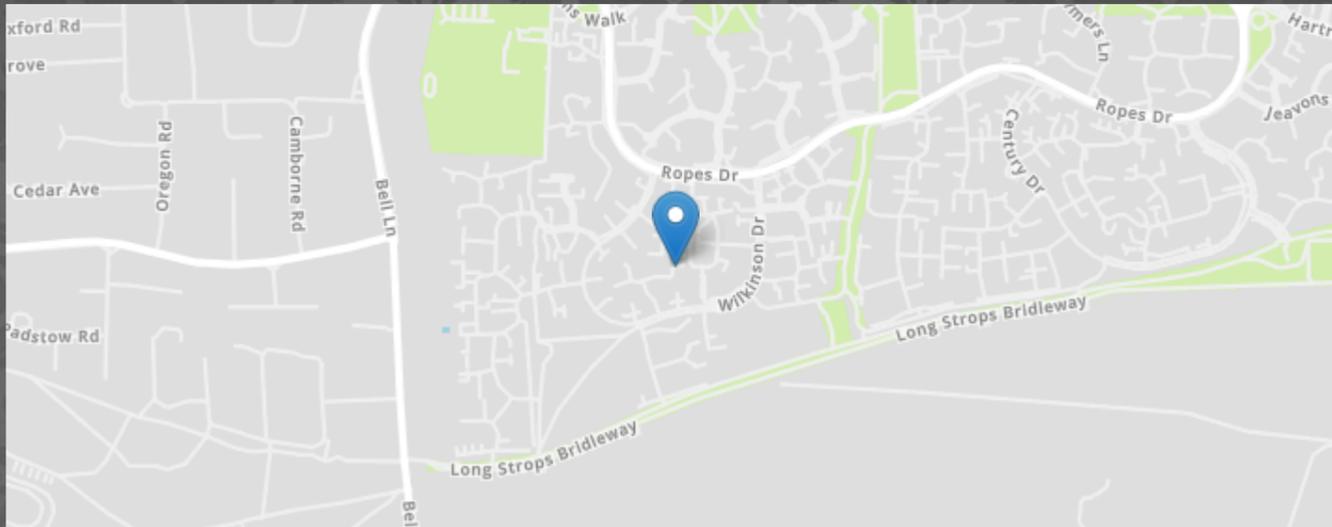


Walker Chase, Kesgrave, Ipswich



- *** NO ONWARD CHAIN ***
- ONE BEDROOM COACH HOUSE
- OPEN-PLAN KITCHEN/LIVING SPACE
- EXCELLENT STORAGE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- QUIET CUL-DE-SAC POSITION
- ALLOCATED PARKING
- SHOWER ROOM
- GAS-CENTRAL HEATING
- EASY ACCESS TO A12/A14

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



Walker Chase, Kesgrave, Ipswich

*** NO ONWARD CHAIN ***

Located in a QUIET CUL-DE-SAC position, on popular GRANGE FARM, is this ONE BEDROOM COACH-HOUSE with GAS CENTRAL HEATING, EXCELLENT STORAGE and ALLOCATED PARKING. Accommodation comprises entrance hall, landing, OPEN-PLAN KITCHEN/LIVING SPACE, bedroom and SHOWER ROOM. The property benefits from a PRIVATE, EXTERNAL STORAGE CUPBOARD and an early viewing is strongly advised to appreciate the ACCOMMODATION on OFFER.

£160,000

Walker Chase, Kesgrave, Ipswich

Entrance hall

Space for shoes and coats, with stairs leading to the living accommodation.

First floor landing

Doors to the open-plan kitchen/living space, bedroom and shower room.

Open-plan kitchen/living space

6.13m x 3.43m (20' 1" x 11' 3" (max) Two windows to rear, providing an abundance of natural light and large cupboard providing plenty of storage space, as well as housing the boiler.

The kitchen area has a range of matching base and eye level units with worktop over, sink, built-under oven with gas hob and extractor over, with space for a fridge/freezer and space and plumbing for a washing machine.

There is space for a comfy sofa/seating area, as well as a small breakfast/dining table.

Bedroom

3.09m x 2.56m (10' 2" x 8' 5") Window to front, built-in double wardrobe.

Shower room

3.09m x 2.56m (10' 2" x 8' 5") Window to front, double shower cubicle, hand wash basin and WC.

Outside

The property benefits from a good size private storage cupboard, ideal for storing bikes and/or other items and also has it's own allocated parking space.

Important information

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

Agents note

We have been advised by the current owners that the boiler was installed two years ago and has been serviced annually, with the latest boiler service being undertaken on the 27 November 2025. The property also has the additionally benefit of a large boarded loft with a loft ladder.

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

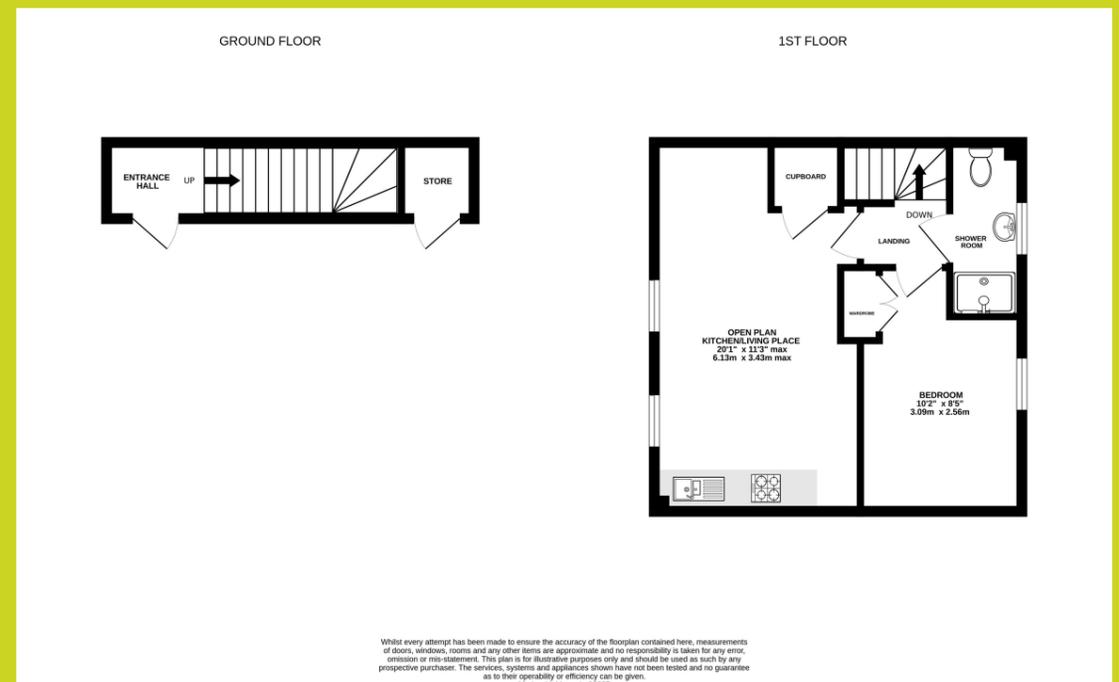
Using a SatNav, please use IP5 2DF as the point of destination.

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.

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		
(69-80)	C	72	74
(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	