


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MARKS & MANN



Bugsby Way, Kesgrave, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM DETACHED HOUSE situated on the popular GRANGE FARM development. The property comprises an entrance hallway, sitting room, kitchen/dining room, family room with study area, three bedrooms, with bedroom one having an en-suite shower room and a family bathroom. The property has the added benefit of a garage and off road parking, as well as a private, south-facing rear garden. An early viewing is strongly advised to avoid disappointment.

MARKS & MANN

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

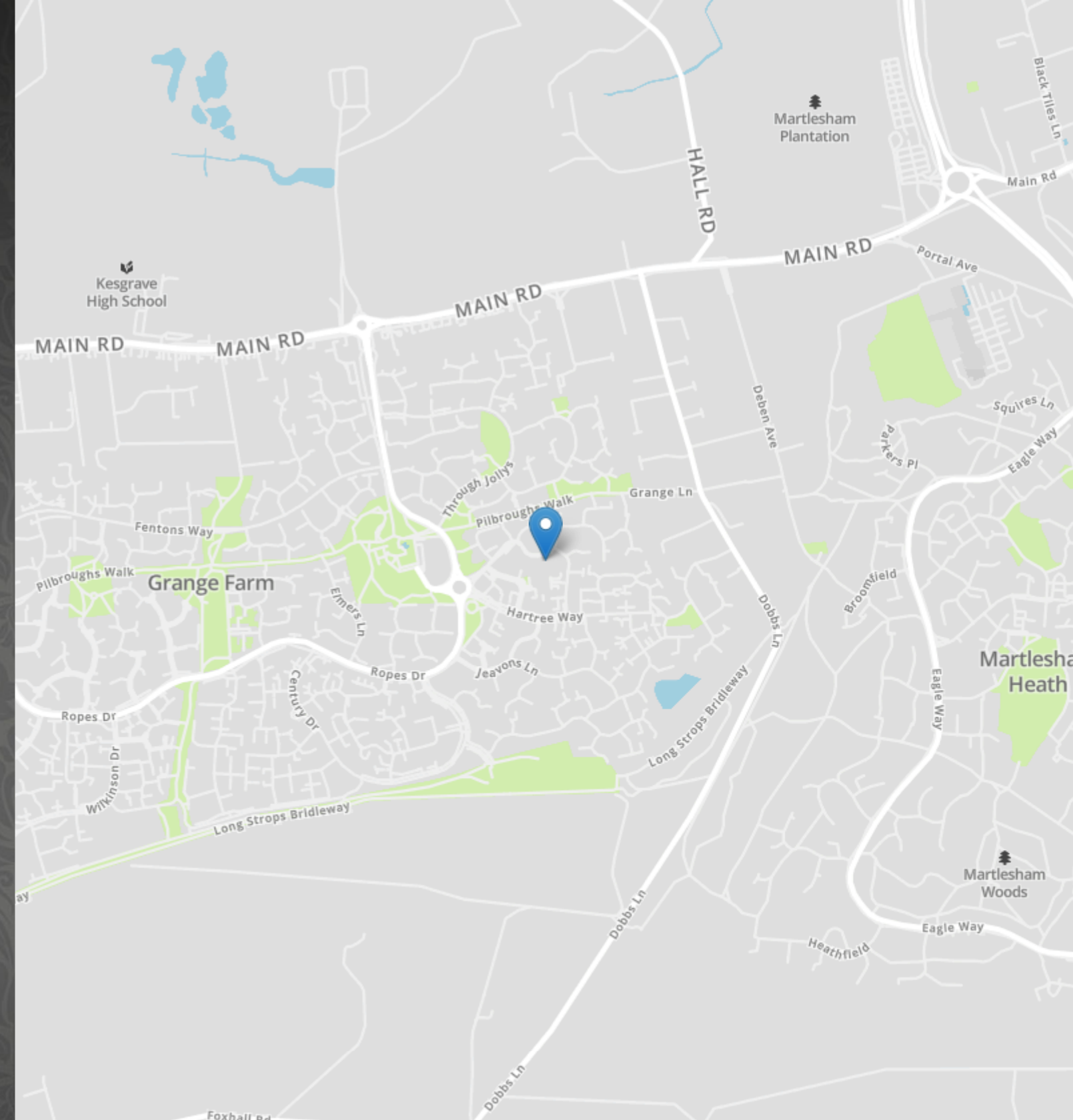
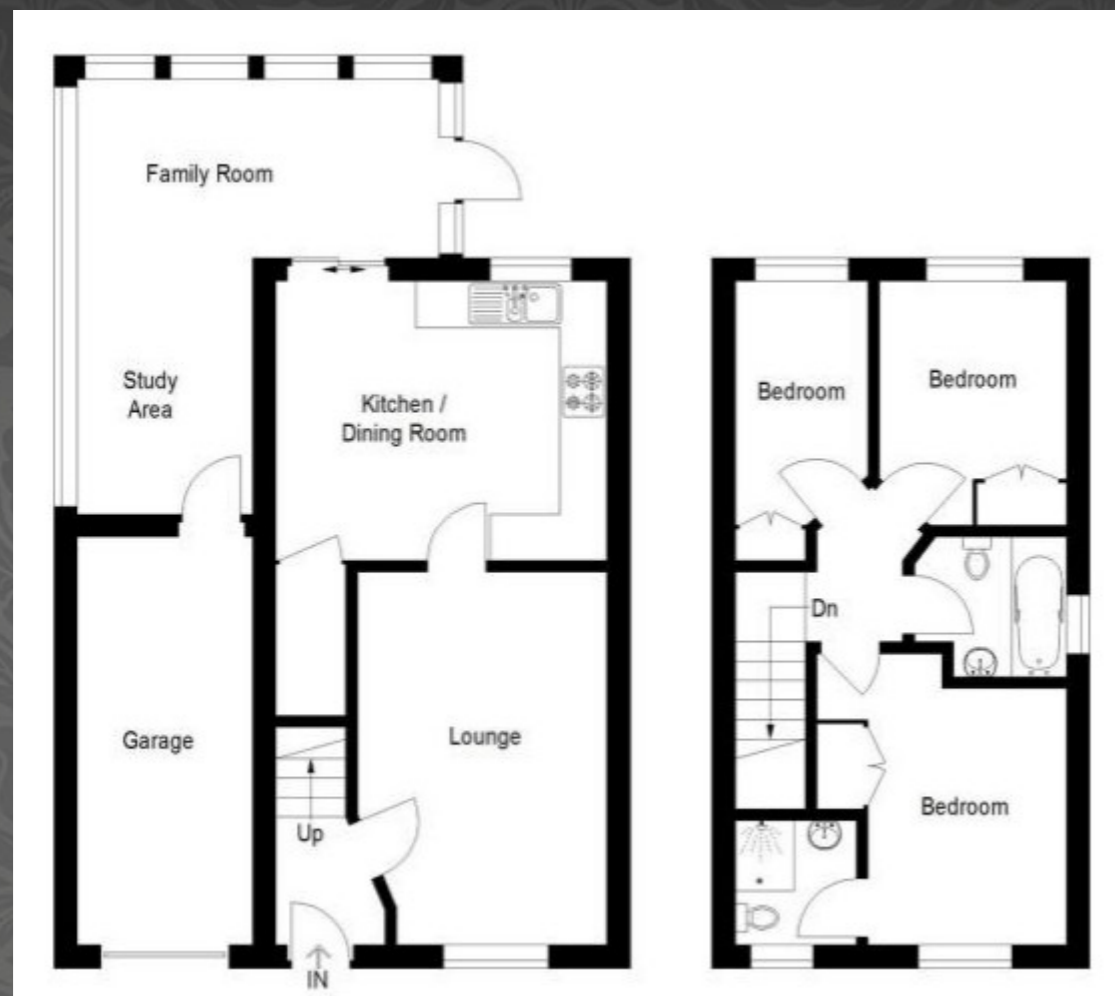
01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£325,000 Guide Price





MARKS & MANN

99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.

Landline 01473 396296

Website www.marksandmann.co.uk

- POPULAR GRANGE FARM
- SITTING ROOM
- FAMILY ROOM PLUS STUDY AREA
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- THREE BEDROOM DETACHED FAMILY HOME
- KITCHEN/DINING ROOM
- EN-SUITE TO BEDROOM ONE
- PRIVATE, SOUTH-FACING REAR GARDEN

Entrance hall

With stairs to the first floor and a door to;

Sitting room

4.70m x 2.70m (15' 5" x 8' 10") Window to front, electric feature fire and door to;

Kitchen/dining room

4.12m x 3.60m (13' 6" x 11' 10") The kitchen area has a window to rear with a range of matching base and eye level units with worktops over, sink, splashback, oven and hob with extractor over, with space for a fridge and space and plumbing for a washing machine. The dining area has space for a dining table, access to the understairs cupboard and patio doors into;

Family room/study area

The family room has windows and doors overlooking and leading into the rear garden whilst the study area is to the rear with a door providing access to the attached garage.

First floor landing

With doors to all three bedrooms and the family bathroom.

Bedroom one

3.60m x 3.20m (11' 10" x 10' 6") Window to the front, fitted wardrobe and door to;

En-suite shower room

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

Bedroom two

3.25m x 2.35m (10' 8" x 7' 9") Window to rear, fitted wardrobe.

Bedroom three

3.20m x 1.65m (10' 6" x 5' 5") Window to rear, fitted wardrobe.

Family bathroom

Window to side, bath, wash hand basin and WC.

Outside

There is a driveway to the front of the property providing off road parking for two vehicles with a path leading to the front door and a side gate giving access to the rear garden, with the garage having an up and over door with power and light connected.

The rear garden has a patio area immediately to the rear of the property with the remainder being mainly laid to lawn with shrub borders, enclosed by enclosing, with a decked seating area at the end of the garden.

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: PJR/elr

Directions

Please use IP5 2WX as the point of destination.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Disclaimer

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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.