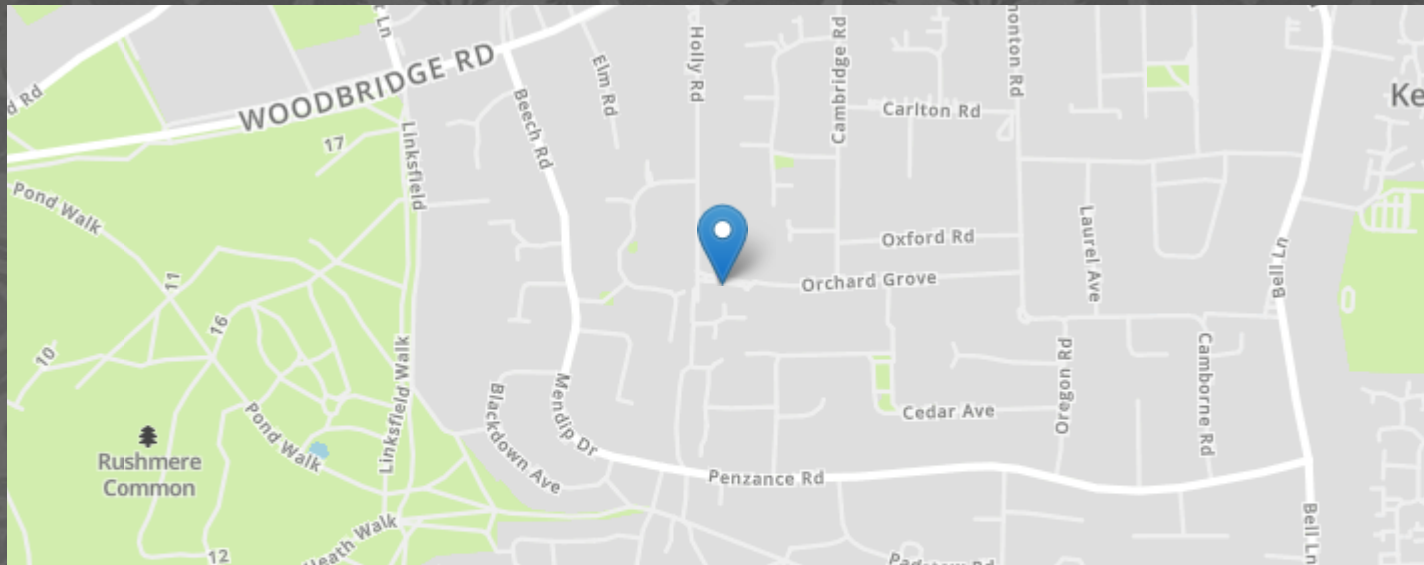


Holly Road, Kesgrave, Ipswich



MARKS & MANN



- FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING KITCHEN/DINER
- EN-SUITE OFF THE MASTER BEDROOM
- EXTENDED
- OFF ROAD CAR PARKING & GARAGE

- IP5 KESGRAVE LOCATION
- GROUND FLOOR CLOAKROOM & FIRST FLOOR BATHROOM
- TWO RECEPTION ROOMS
- PRESENTED TO A VERY HIGH STANDARD
- ENCLOSED REAR GARDEN

Holly Road, Kesgrave, Ipswich

Marks And Mann are extremely delighted to offer to the market this IMMACULATELY PRESENTED FOUR BEDROOM DETACHED family home situated in the popular location of Kesgrave. This accommodation comprises of entrance hallway, lounge, study, ground floor cloakroom, kitchen/diner with bi-folding doors opening on to the rear garden, en-suite off the master bedroom, three further bedrooms and a family bathroom. Further benefits include being extended, double glazed windows, gas central heating, off road parking, garage and an enclosed rear garden. This property is situated within Kesgrave High School catchment (subject to availability) while also being within a short distance of local shops and amenities. We highly recommend an early appointment to avoid missing out on this stunning property.

MARKS & MANN

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£475,000 Offers in Excess of

Holly Road, Kesgrave, Ipswich

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Front Garden

Block paved driveway providing off road parking. Path leading to:

Entrance Door

Double glazed entrance door to front.

Hallway

Double glazed door to side. Stairs leading to first floor. Utility cupboard housing the space for the washing machine. Kardean flooring, spotlights, radiator. Oak doors to:

Lounge

4.36m x 3.14m (14' 4" x 10' 4")
Double glazed window to front. Hand made feature fireplace. Radiator.

Study

2.18m x 1.97m (7' 2" x 6' 6")
Double glazed window to front. Kardean flooring. Spotlights. Radiator.

Cloakroom

Low-Level WC. Wash hand basin. Heated towel rail. Extractor fan. Kardean flooring. Spotlights. Tiled splashbacks. Vertical radiator.

Kitchen/Diner

7.93m x 6.62m Reducing To 2.91m (26' 0" x 21' 9" Reducing to 9'7")
L-Shaped. Two double glazed bi-folding doors opening onto the rear garden. Double glazed window to rear. Two velux windows. Breakfast bar. Range of eye level units with cupboards. Range of base level units with cupboards, drawers and quartz worktops. Under counter lighting. Spotlights. Recess one and a half sink with mixer tap. Space for dishwasher and fridge/freezer. Integrated Neff hob with Neff extractor fan over. Integrated microwave and slide and hide Neff oven with warming tray. Exposed red brick tile feature. Walk in pantry cupboard. Two vertical radiators. Kardean flooring.

Landing

Airing cupboard. Loft access. Doors to:

Bedroom One

4.90m x 3.14m (16' 1" x 10' 4")
Double glazed window to front. Two built in wardrobes. Coved ceiling. Radiator. Door to:

En-Suite Shower Room

Double glazed window to front. Shower cubicle with Mira digital shower. Low-Level WC. Quartz top wash hand basin. Heated towel rail. Fully tiled walls. Vinyl style flooring.

Bedroom Two

3.00m x 2.70m (9' 10" x 8' 10")
Double glazed window to rear. Built in wardrobe. Radiator.

Bedroom Three

2.88m x 2.36m (9' 5" x 7' 9")
Double glazed window to front. Radiator.

Bedroom Four

3.16m x 2.88m (10' 4" x 9' 5")
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Panelled bath with shower extension. Low-Level WC. Pedestal wash hand basin. Tiled splashbacks. Radiator. Extractor fan.

South Facing Rear Garden

Panelled fencing and hedging to boundaries. Laid to lawn. Mature plants, shrubs and flowers. Patio area. Wooden gate to front access. Two wooden sheds. Outside tap.

Garage

5.31m x 2.70m (17' 5" x 8' 10")
Up and over door to front. Double glazed door to side. Power and light.

Disclaimer

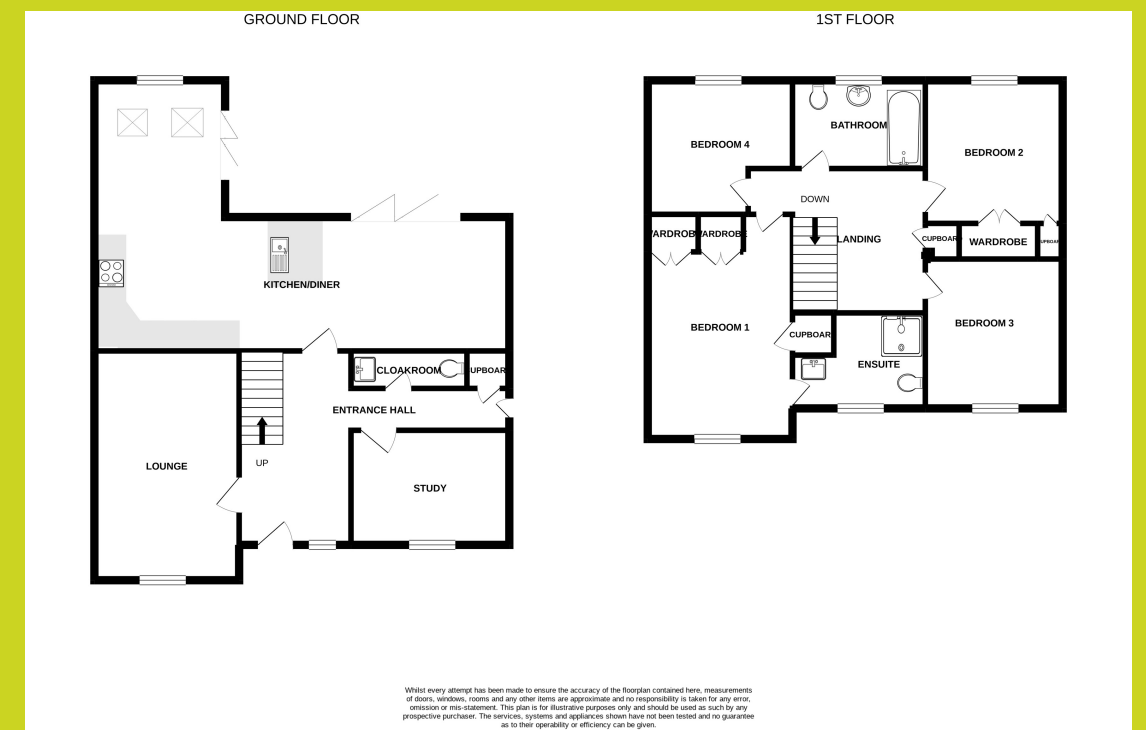
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Money Laundering Regulations

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.

Council Tax Band

At the time of instruction the council tax band for this property is Band E.



Whilst every attempt has been made to ensure the accuracy of the European standard form, 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. Made with Mergeo 2022.

The above floor plans are not to scale and are shown for indication purposes only.

