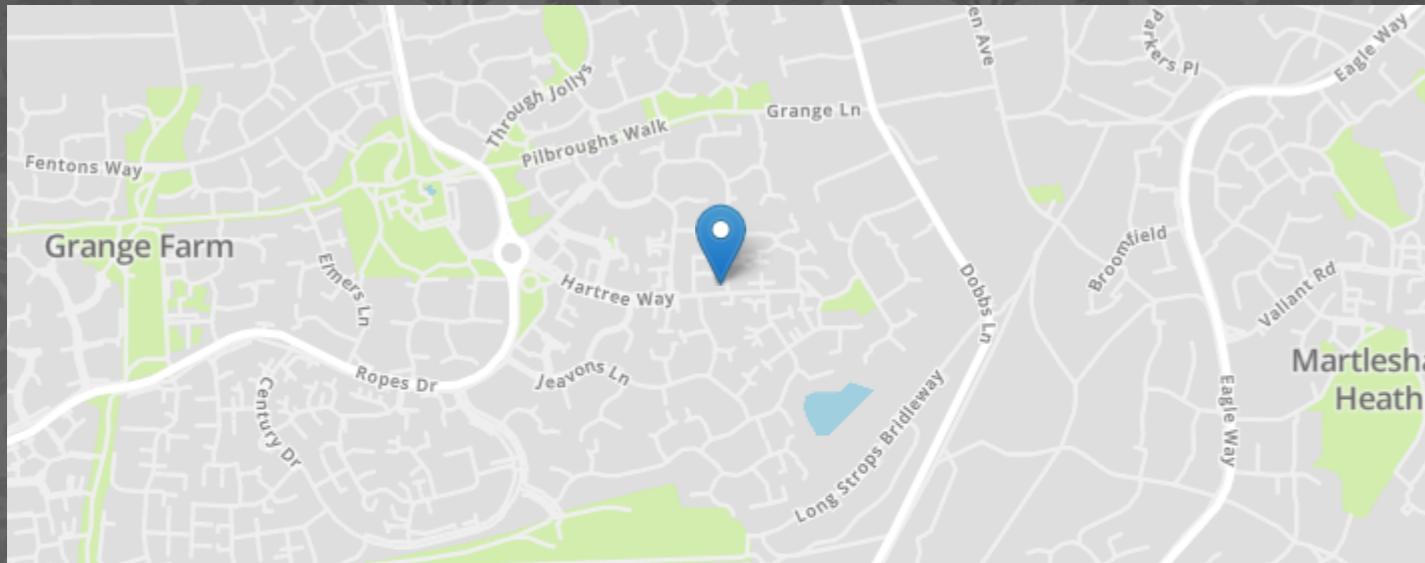


Hartree Way, Kesgrave, Ipswich



- NO ONWARD CHAIN
- DETACHED FIVE BEDROOM FAMILY HOME
- KITCHEN/DINING ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- GARAGE AND OFF ROAD PARKING

- POPULAR GRANGE FARM
- SITTING ROOM WITH FRENCH DOORS ONTO THE GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES AND EASY ACCESS TO A12/A14

MARKS & MANN



### Hartree Way, Kesgrave, Ipswich

\*\*\* NO ONWARD CHAIN \*\*\* Located on popular GRANGE FARM is this DETACHED FIVE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance porch and hall, sitting room, kitchen/dining room and cloakroom, with three bedrooms, EN-SUITE and family bathroom on the first floor and two further bedrooms on the second floor. Close to LOCAL SCHOOLS, SHOPS and AMENITIES, as well as the A12/A14, an early viewing is highly recommended.

MARKS & MANN

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**£450,000 Offers in Excess of**

# Hartree Way, Kesgrave, Ipswich

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## Entrance porch

Door to:

## Entrance hall

Stairs to first floor with understairs storage cupboard and doors to the sitting room, kitchen/dining room and downstairs cloakroom.

## Downstairs cloakroom

Hand wash basin with unit under and WC.

## Sitting room

5.45m x 3.29m (17' 11" x 10' 10") Dual aspect room with window to front and French doors to rear, overlooking and leading into the garden, feature fireplace solid oak flooring.

## Kitchen/dining room

5.45m x 2.89m (17' 11" x 9' 6") Dual aspect room with window to front and French doors to rear, overlooking and leading into the garden. There is space for a family dining table at one end of the room, and at the other there are a range of matching base and eye level units with worktops over, sink, built-under double oven with hob and extractor over, integrated fridge/freezer and dishwasher and space and plumbing for a washing machine.

## First floor landing

Window to rear, stairs to the second floor and doors to three bedrooms and the family bathroom.

## Bedroom one

3.35m x 3.30m (11' 0" x 10' 10") Window to front, fitted wardrobes and door to:

## En-suite shower room

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

## Bedroom four

3.30m x 2.88m (10' 10" x 9' 5") Window to rear, overlooking the garden.

## Bedroom five

3.64m x 2.06m (11' 11" x 6' 9") Window to front, door to cupboard with boiler (recently installed).

## Family bathroom

Window to front, panel enclosed bath with shower over, hand wash basin and WC.

## Second floor landing

Velux window, doors to bedroom two and three.

## Bedroom two

3.87m x 3.29m (12' 8" x 10' 10") Dual aspect room with dormer window to front and velux window to rear.

## Bedroom three

3.87m x 2.91m (12' 8" x 9' 7") Dual aspect room with dormer window to front and velux window to rear.

## Outside

The front of the property has been laid to low maintenance decorative stones with a low brick wall surround and path leading to the front door. A driveway to the side provides off road parking for multiple vehicles, leading to the garage which has an up and over door, with power and light connected. A side gate leads to the rear garden.

The landscaped rear garden has a large patio and decking area, ideal for outdoor entertaining, with a central lawn, tree and shrub borders, side shed and summer house, 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 E.  
EPC rating C.  
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

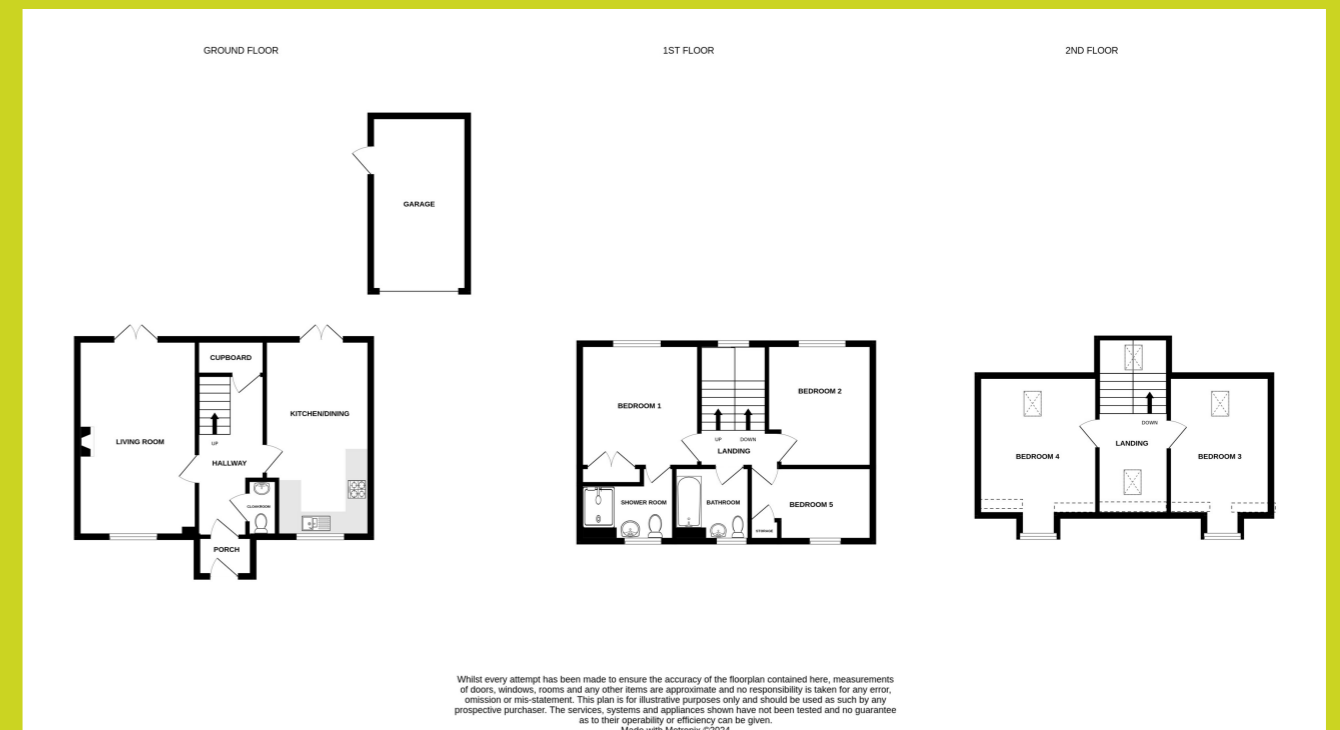
Using a SatNav, please use IP5 2DY as the point of destination.

## 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.

