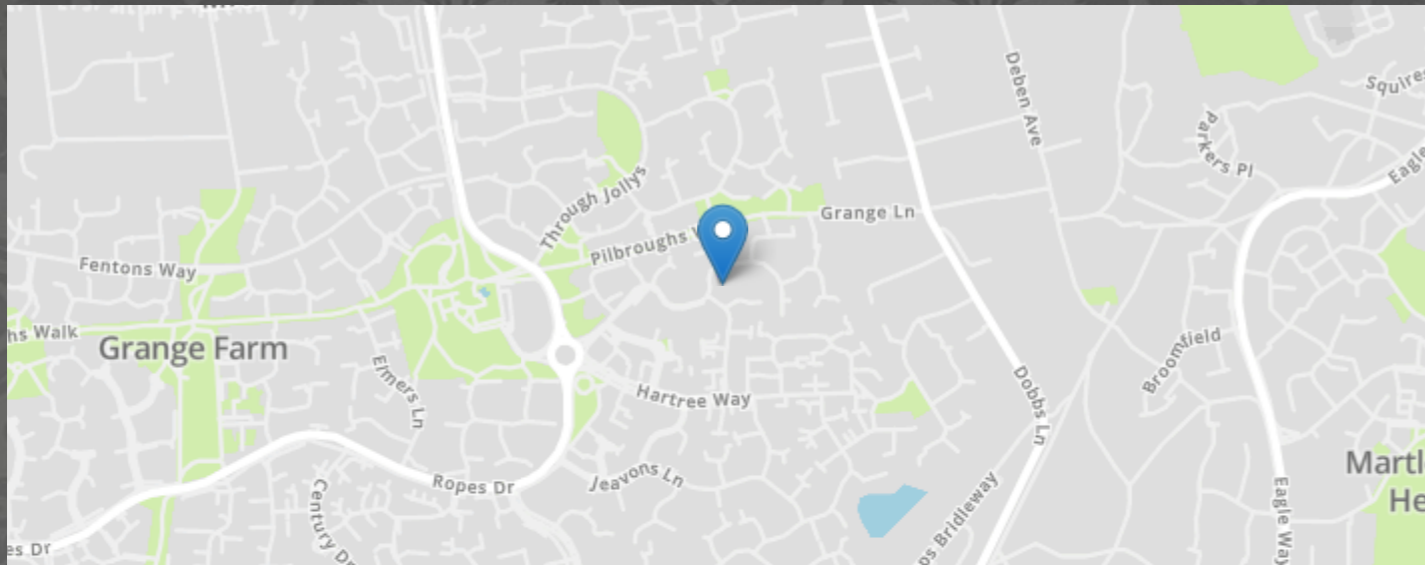


Bugsby Way, Kesgrave



- POPULAR GRANGE FARM
- FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- OPEN-PLAN LIVING
- FOUR BEDROOM DETACHED FAMILY HOME
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- BUILT-IN WARDROBES TO THREE BEDROOMS

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MARKS & MANN



Bugsby Way, Kesgrave

Marks & Mann Estate Agents Ltd are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated on the popular GRANGE FARM development. The property comprises an entrance hall, ground floor cloakroom and spacious open-plan sitting room, dining room & kitchen. On the first floor there are four good sized bedrooms, three of which have built-in wardrobes, a family bathroom and en-suite shower room.

The property has the added benefit of a driveway providing off road parking for multiple vehicles, an integral garage, and a good sized private, south-facing rear garden. The property is within easy access to local schools, shops and amenities, as well as the A12/A14. An early viewing is strongly advised.

£385,000

Bugsby Way, Kesgrave

Entrance hall

With doors to the lounge and downstairs cloakroom.

Downstairs cloakroom

2.34m x 0.94m (7' 8" x 3' 1")
Hand wash basin and WC.

Lounge

5.06m x 3.17m (16' 7" x 10' 5")
Window to front, stairs to first floor with understairs storage cupboard and opening to:

Dining area

3.18m x 2.67m (10' 5" x 8' 9")
French doors overlooking and leading to the rear garden.

Kitchen area

3.35m x 2.67m (11' 0" x 8' 9")
Window and door to rear overlooking and providing access to the rear garden. Range of matching base and eye level units with Quartz worktops over, sink, oven and hob with extractor over, integrated fridge/freezer and space and plumbing for a washing machine.

First floor landing

Doors to all four bedrooms, the family bathroom and the airing cupboard.

Bedroom one

4.38m x 2.69m (14' 4" x 8' 10")
Window to front, built-in wardrobes and door to:

En-suite shower room

1.73m x 1.64m (5' 8" x 5' 5")
Window to front, shower cubicle, hand wash basin and WC.

Bedroom two

3.23m x 2.76m (10' 7" x 9' 1")
Window to rear, built-in wardrobes.

Bedroom three

2.73m x 2.71m (8' 11" x 8' 11")
Window to rear, built-in wardrobes.

Bedroom four

2.48m x 2.13m (8' 2" x 7' 0")
Window to front.

Family bathroom

2.55m x 1.56m (8' 4" x 5' 1")
Window to side, panel enclosed bath, hand wash basin and WC.

Outside

The front of the property has been laid to lawn with a pathway leading to the front door. There is a good sized driveway providing off road parking for multiple vehicles, leading to the integral garage which has an up and over door, with power and light connected. Side access leads to the rear garden.

The private, south-facing rear garden has a patio area to the immediate rear of the property with the remainder mainly laid to lawn with flower and shrub borders, enclosed by wooden fencing.

Agents note

The vendors have informed us that the kitchen was replaced in 2019, the doors to front, rear and patio were replaced in 2021, the en-suite in 2022 and the front windows in 2023.

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: SM

Bugsby Way, Kesgrave

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

Please use IP5 2WX as the point of destination.

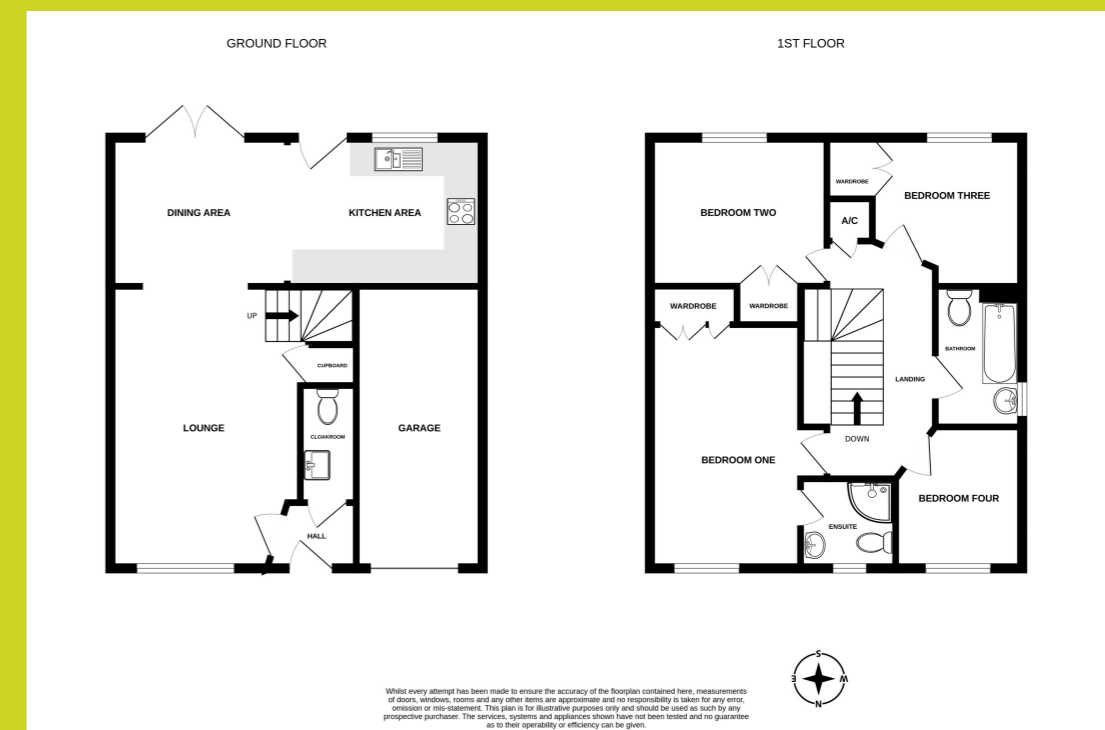
Disclaimer

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.

