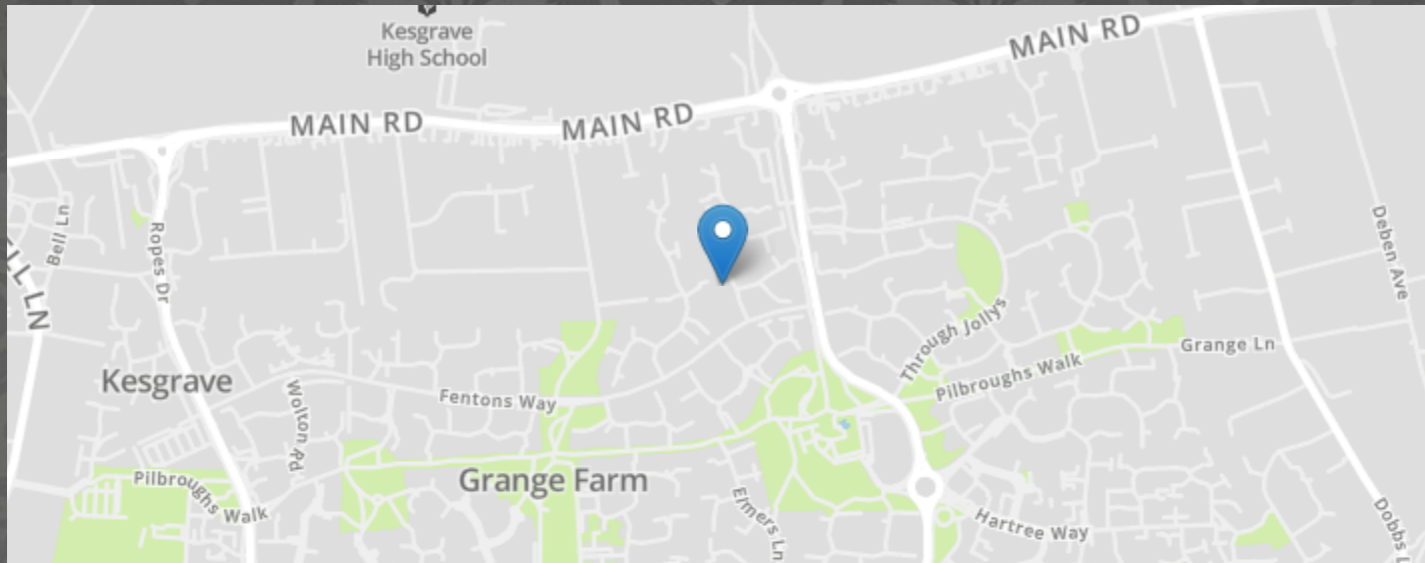


Wainwright Way, Kesgrave, Kesgrave, Ipswich



- CUL-DE-SAC POSITION
- KITCHEN LEADING ONTO GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- LOG CABIN WITH POWER AND LIGHTING, IDEAL FOR WORKING FROM HOME
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- OPEN-PLAN SITTING/DINING ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE REAR GARDEN WITH PERMANENT COVERED PEGOLA
- PART GARAGE & AMPLE OFF ROAD PARKING
- EASY ACCESS TO A12/A14

MARKS & MANN



Wainwright Way, Kesgrave, Kesgrave, Ipswich

Situated in a CUL-DE-SAC position, on POPULAR GRANGE FARM, is this DETACHED THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN with LOG CABIN, GARAGE and off road PARKING. Accommodation comprises entrance hall, OPEN-PLAN sitting/dining room, kitchen and downstairs cloakroom, with three bedrooms, with an EN-SUITE shower room to bedroom one, and a family shower room. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, an internal viewing is highly advised.

MARKS & MANN

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£400,000

Wainwright Way, Kesgrave, Kesgrave, Ipswich

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Entrance hall

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

Downstairs cloakroom

Window to front, hand wash basin and WC.

Sitting/dining room

7.14m x 3.48m (23' 5" x 11' 5")
Dual aspect room with bay window to front and French doors to rear, overlooking and leading into the garden. There is space at one side of the room for a family dining table and at the other, space for a comfy seating/sofa area.

Kitchen

4.68m x 3.03m (15' 4" x 9' 11")
Window and door to rear, overlooking and leading into the garden. A range of matching base and eye level units with worktops over, sink, Range oven and hob with extractor over, space for an America style fridge/freezer, as well as an under counter fridge and space and plumbing for a washing machine and dishwasher.

First floor landing

Access to airing cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

3.65m x 2.55m (12' 0" x 8' 4")
Bay window to front, triple fitted sliding door wardrobes. Door to:

En-suite shower room

Window to side, shower cubicle, hand wash basin with units under and WC.

Bedroom two

3.51m x 2.62m (11' 6" x 8' 7")
Window to rear overlooking the garden.

Bedroom three

2.71m x 2.30m (8' 11" x 7' 7")
Window to front, storage cupboard.

Family shower room

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

Outside

The front of the property has been laid to block paving and shingle with a driveway, providing off road parking for multiple cars. This leads to the attached part garage with manual roller garage door with power connected. A side gate gives access to the rear garden.

The rear garden has a block decorative blocked paved area to the immediate rear of the property with a permanent, covered pergola with a tiled roof and two Velux windows, an ideal space for outdoor entertaining. The remainder of the garden has been mainly laid to lawn with plant, shrub and tree borders. There is a log cabin with power and light connected, which would make an ideal place for working from home.

A personnel door gives access to the garage which has been partitioned off to provide part storage and a HOME OFFICE/UTILITY ROOM.

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/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

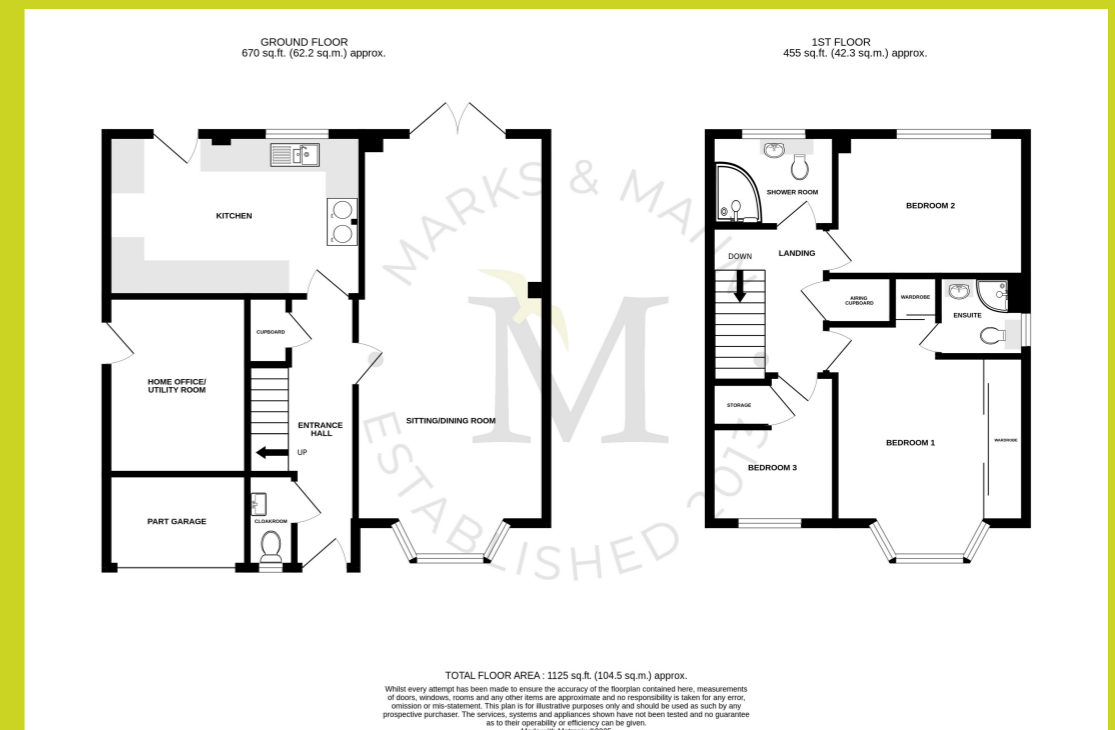
Using a SatNav, please use IP5 2XG as the point of destination.

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.

