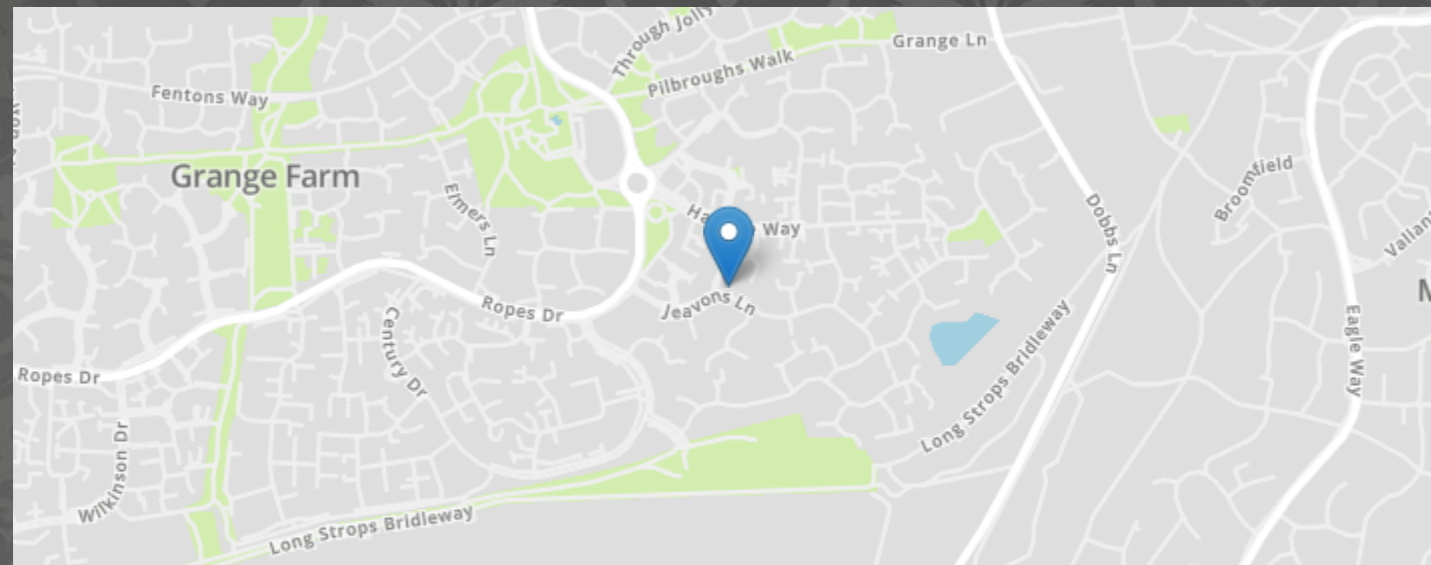


## Peacock Street, Kesgrave, Ipswich



- SITUATED ON A CORNER PLOT
- KITCHEN AND UTILITY ROOM
- SITTING ROOM AND STUDY
- FITTED WARDROBES TO THREE OF THE BEDROOMS
- TANDEM DOUBLE GARAGE AND OFF ROAD PARKING

- STUNNING, DETACHED, EXTENDED FOUR BED FAMILY HOME
- DINING/FAMILY ROOM WITH FULL WIDTH BI-FOLD DOORS TO REAR GARDEN
- 2 EN-SUITE SHOWER ROOMS, FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- PRIVATE, LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES AND EASY ACCESS TO A12/A14

# MARKS & MANN



## Peacock Street, Kesgrave, Ipswich

Offered for sale with a COMPLETE CHAIN, on a CORNER PLOT on popular GRANGE FARM, is this STUNNING, DETACHED, EXTENDED FOUR BEDROOM FAMILY HOME, with private, LANDSCAPED rear GARDEN, tandem GARAGE and off road PARKING. Accommodation comprises entrance hall, kitchen, utility room, sitting room, dining/family room, study and downstairs cloakroom, with four bedrooms, TWO with EN-SUITE SHOWER ROOMS, and a family bathroom upstairs. Located close to local schools, shops and amenities, an early viewing to strongly advised to avoid disappointment.

# MARKS & MANN

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**£515,000**

# Peacock Street, Kesgrave, Ipswich

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## Entrance hall

Stairs to first floor, doors to the study, kitchen and sitting room.

## Study

2.45m x 2.22m (8' 0" x 7' 3") Window to front.

## Kitchen

3.66m x 2.37m (12' 0" x 7' 9") Window to front, range of base and eye level units with granite worktop over, sink, double oven, gas hob with extractor over and integrated appliances including a fridge/freezer and dishwasher. Archway to:

## Utility room

2.37m x 1.72m (7' 9" x 5' 8") Base unit with granite worktop over, sink and space and plumbing for a washing machine. Doors to the downstairs cloakroom, dining/family room and an external door to the side garden.

## Downstairs cloakroom

Hand wash basin, WC.

## Dining/family room

5.12m x 4.64m (16' 10" x 15' 3") 5 meter wide bi-fold doors to the rear, overlooking and giving access to the beautiful, landscaped rear garden. Double doors leading to:

## Sitting room

5.63m x 3.13m (18' 6" x 10' 3") Patio doors to rear giving access to the dining/family room.

## First floor landing

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

## Bedroom one

4.66m x 3.31m (15' 3" x 10' 10") Window to rear, overlooking the rear garden, double fitted wardrobes, door to:

## En-suite shower room

Shower cubicle, hand wash basin and WC.

## Bedroom two

3.36m x 3.13m (11' 0" x 10' 3") Window to front, fitted wardrobe, door to:

## En-suite shower room

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

## Bedroom three

4.49m x 2.47m (14' 9" x 8' 1") Window to rear, overlooking the rear garden, fitted wardrobe.

## Bedroom four

2.97m x 2.46m (9' 9" x 8' 1") Window to front.

## Outside

Situated on a corner plot, the front of the property has been landscaped providing a lawned area with tree, shrub and plant borders. A driveway providing off road parking for multiple cars leads to the tandem garage, with up and over door, power and light connected. There is access to the front door with a side gate leading to the rear garden.

The beautiful, landscaped rear garden has been mainly laid to lawn with three, plants and shrub borders. There is a pergola to the immediate rear of the property with a pathway leading to the side where there is a patio area and Swedish style cabin with seating area, ideal for outdoor entertaining.

## 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 2EA as the point of destination.

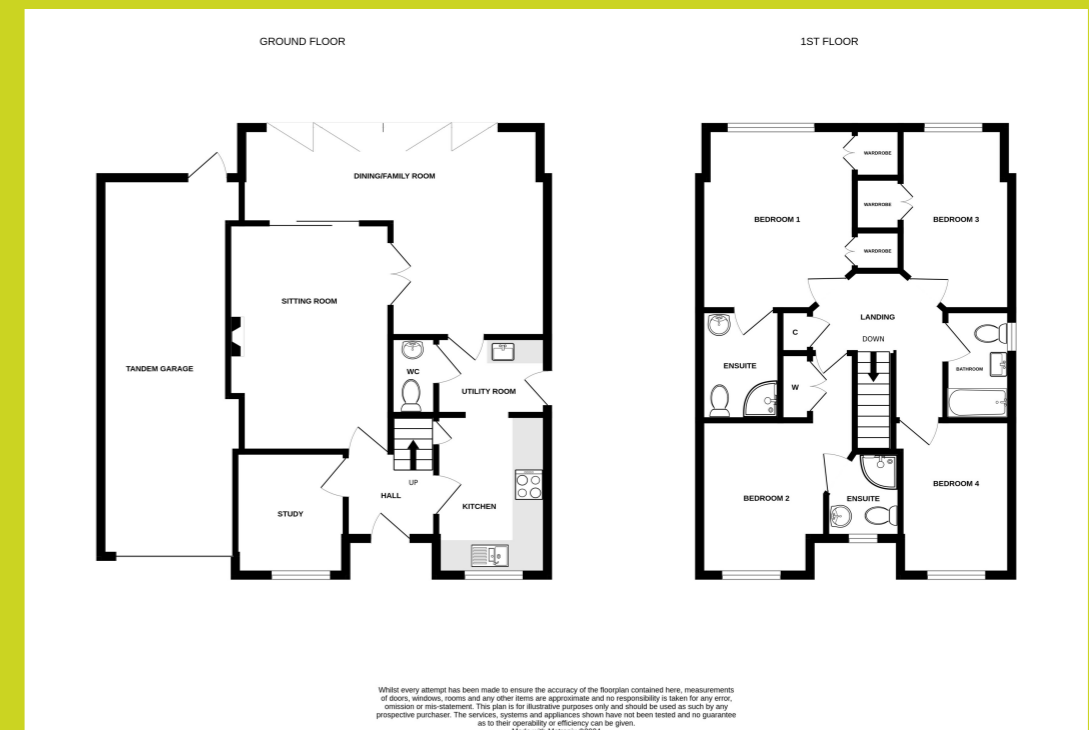
## Disclaimer

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.

