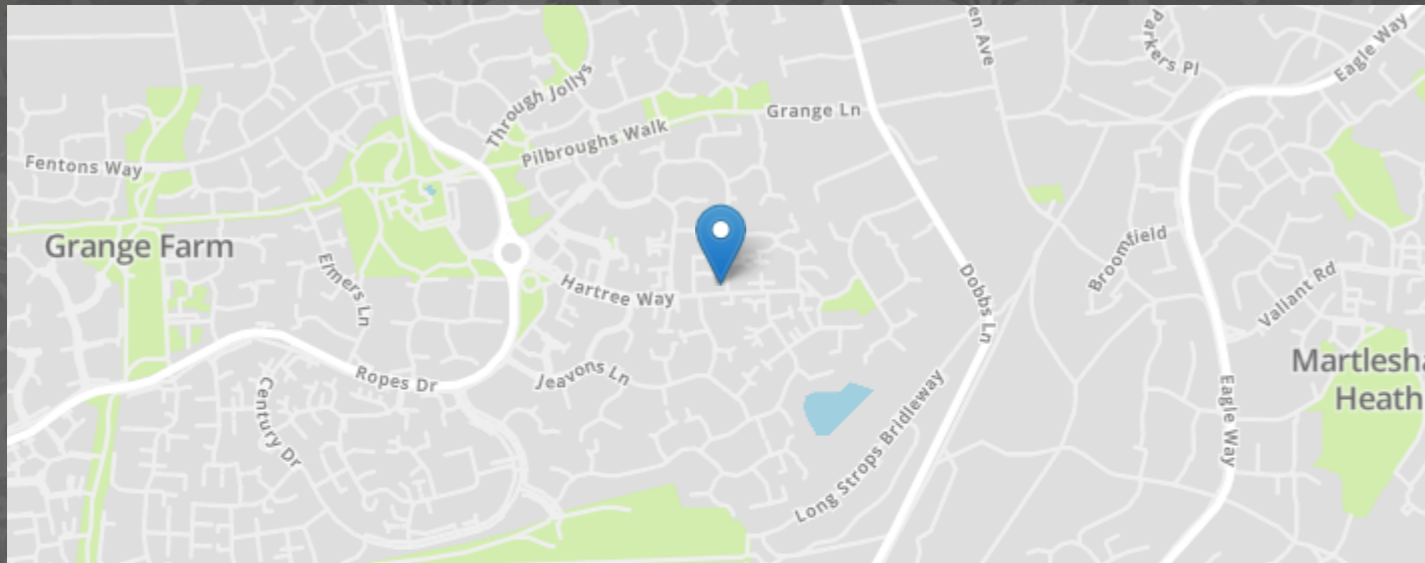


Hartree Way, Kesgrave, Ipswich



- POPULAR GRANGE FARM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE AND OFF ROAD PARKING
- NEW BOILER INSTALLED IN 2023
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- KITCHEN, SITTING ROOM AND DINING ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE REAR GARDEN
- WREN KITCHEN WITH BOSCH APPLIANCES INSTALLED IN 2021
- EASY ACCESS TO THE A12/A14

MARKS & MANN



### Hartree Way, Kesgrave, Ipswich

Located on popular GRANGE FARM, is the THREE BEDROOM DETACHED FAMILY HOME, with a PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation downstairs comprises a kitchen, sitting room, separate dining room and downstairs cloakroom, with three bedrooms, one with an EN-SUITE shower room, and a family bathroom upstairs. The property is located close to local schools, shops and amenities and an early viewing is highly advised.

MARKS & MANN

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£375,000

# Hartree Way, Kesgrave, Ipswich

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## Entrance hall

Karndean flooring, stairs to first floor and doors to the sitting room, kitchen, dining room and downstairs cloakroom.

## Sitting room

5.10m x 3.10m (16' 9" x 10' 2")  
Dual aspect room with windows to front and side with French doors overlooking and leading into the garden.

## Dining room

2.78m x 2.40m (9' 1" x 7' 10")  
Window to front.

## Kitchen

4.31m x 2.52m (14' 2" x 8' 3")  
Window to side, Karndean flooring, storage/pantry cupboard and external door to rear giving access to the driveway and garage. The WREN kitchen was installed in 2021 and comprises a range of matching base and eye level units with worktops over, sink, integrated Bosch single oven and microwave and Bosch 4 ring induction hob with extractor over. There is space for a fridge/freezer and space and plumbing for a dishwasher and washing machine.

## Cloakroom

1.37m x 1.02m (4' 6" x 3' 4")  
Karndean flooring, hand wash basin and WC.

## First floor landing

Window to rear, access to airing cupboard and doors to all three bedrooms and the family bathroom.

## Bedroom one

3.37m (max) x 3.16m (11' 1" (max) x 10' 4")  
Window to front, two built-in wardrobes and door to:

## En-suite shower room

3.14m x 1.02m (10' 4" x 3' 4")  
Window to rear, shower cubicle, hand wash basin and WC.

## Bedroom two

3.35m x 2.15m (11' 0" x 7' 1")  
Window to side.

## Bedroom three

2.86m x 2.19m (9' 5" x 7' 2")  
Window to front, built-in wardrobe.

## Family bathroom

2.19m x 1.88m (7' 2" x 6' 2")  
Window to front, bath with shower over, hand wash basin and WC.

## Outside

The front of the property has a generous lawned area with a pathway leading to the front door, enclosed by picket fencing. There is a private driveway to the rear of the property, enclosed by wrought iron gates, with access to the kitchen, side access gate to the rear garden and an up and over door to the garage, which has power and light connected.

There is a patio area to the immediate rear of the property, ideal for alfresco dining, with the the remainder mainly laid to lawn with plant, shrub and flower borders and a vegetable patch.

## 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 TBC.  
Our ref: SM/elr.

## Agents note

A new Baxi boiler was installed in 2023 and the property benefits from a house alarm system.

## 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 2DY as the point of destination.

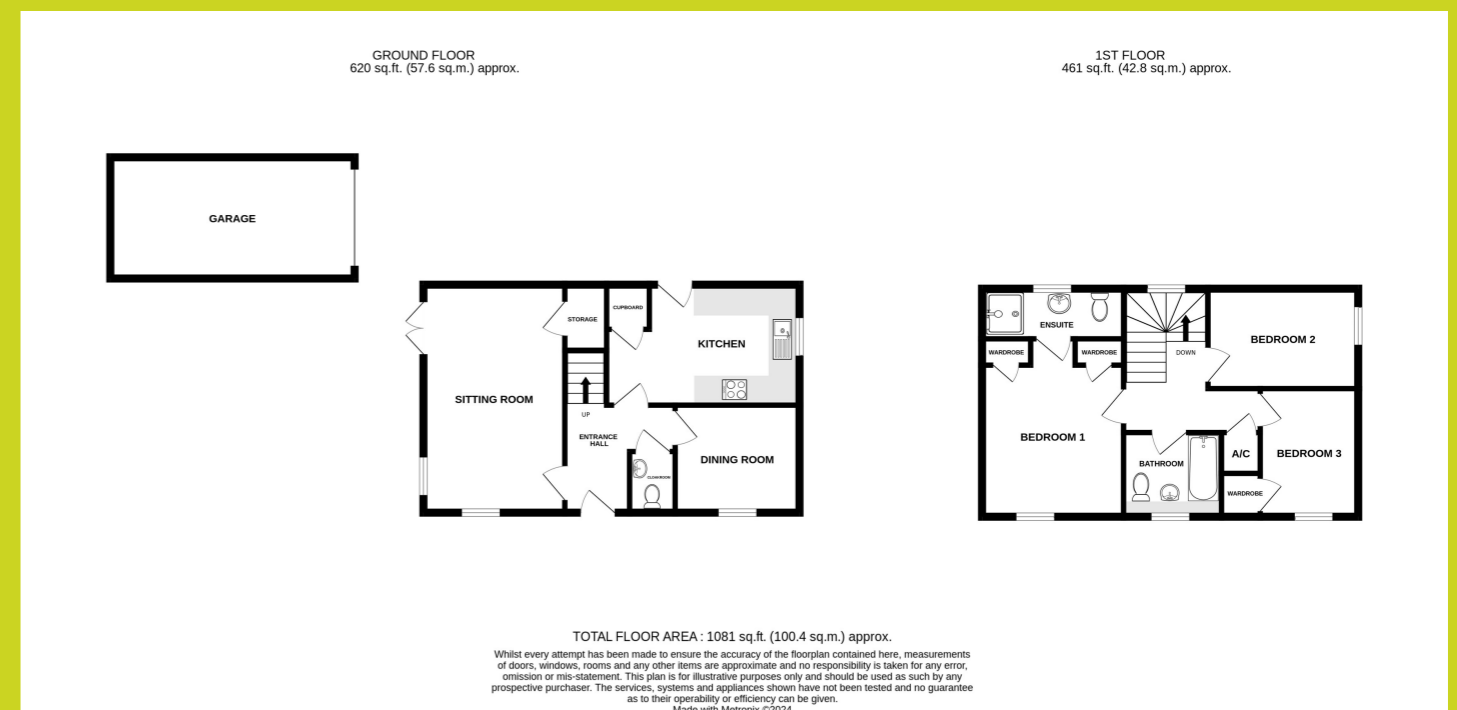
## Disclaimer

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.

## 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.

