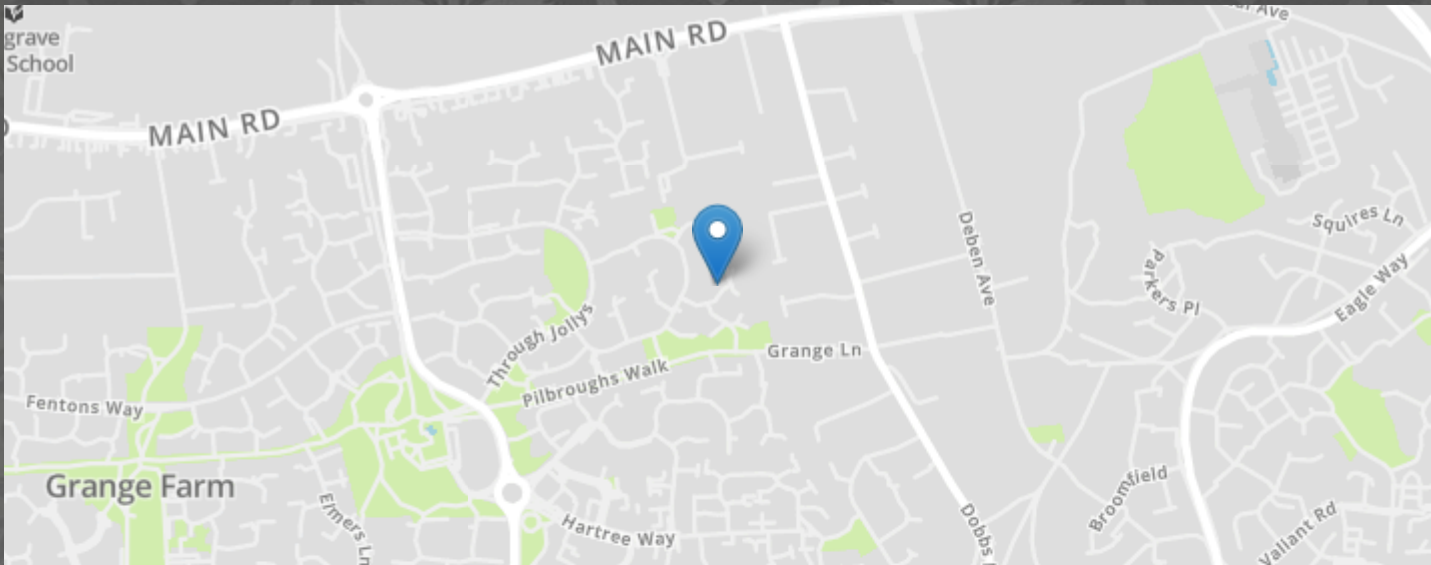


Mannall Walk, Kesgrave, Ipswich



- EXTENDED FOUR BEDROOM FAMILY HOME
- KITCHEN/DINING/SUN ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GENEROUS, LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- OPEN-PLAN LIVING ACCOMMODATION
- SEPARATE SITTING ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A12/A14



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Mannall Walk, Kesgrave, Ipswich

EXTENDED FOUR BEDROOM FAMILY HOME offering fantastic OPEN-PLAN LIVING ACCOMMODATION, GENEROUS rear GARDEN, GARAGE and off road PARKING for multiple vehicles. Accommodation comprises entrance hall, open-plan kitchen/dining/sun room, separate sitting room and downstairs cloakroom, with four bedrooms, an en-suite shower room to bedroom one, and a family bathroom. Located on popular GRANGE FARM, an internal viewing is strongly advised to appreciate the accommodation on offer.

£425,000

Mannall Walk, Kesgrave, Ipswich

Entrance hall

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

Downstairs cloakroom

Window to side, hand wash basin and WC.

Sitting room

5.02m x 3.57m (16' 6" x 11' 9") Bay window to front, feature fireplace, double doors to:

Kitchen/dining room

5.50m x 4.19m (18' 1" x 13' 9"(max) Window to rear, overlooking the garden, opening through to the conservatory/sun room, door back into the hallway and external stable door to side. There is space for a family dining table and a range of matching base and eye level units with worktops over sink, built-in oven and microwave with hob and extractor over, integrated appliances including a fridge/freezer, wine fridge, dishwasher and washing machine. Island breakfast bar with storage under and space for bar stools/seating.

Conservatory/sun room

3.33m x 2.69m (10' 11" x 8' 10") Windows and French doors to side, overlooking and leading into the garden.

First floor landing

Window to side, access to airing cupboard and doors to all four bedrooms and the family bathroom.

Bedroom one

4.05m x 2.81m (13' 3" x 9' 3") Window to front, door to:

En-suite shower room

2.77m x 1.12m (9' 1" x 3' 8") Window to side, shower cubicle, hand wash basin and WC.

Bedroom two

2.90m x 2.80m (9' 6" x 9' 2") Window to rear overlooking the garden, fitted wardrobes.

Bedroom three

3.10m x 2.03m (10' 2" x 6' 8") Dual aspect room with window to front and side, fitted wardrobes.

Bedroom four

2.59m x 1.98m (8' 6" x 6' 6") Window to rear.

Family bathroom

2.09m x 1.68m (6' 10" x 5' 6") Window to side, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been block paved, providing off road parking for multiple vehicles, leading to the garage 5.08m x 2.49m (16' 8" x 8' 2") with electric roller door, power and light connected. Access to front door and side stable door.

The east facing landscaped rear garden has a patio area to the immediate rear of the property, ideal for alfresco dining. A further patio to the rear of the garden provides additional space for outdoor entertaining, with the remainder mainly laid to lawn with flower, plant and shrub borders, enclosed by wooden fencing. There is a garden shed which we understand is to remain.

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 C.
Our ref: SM/elr.

Mannall Walk, Kesgrave, Ipswich

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

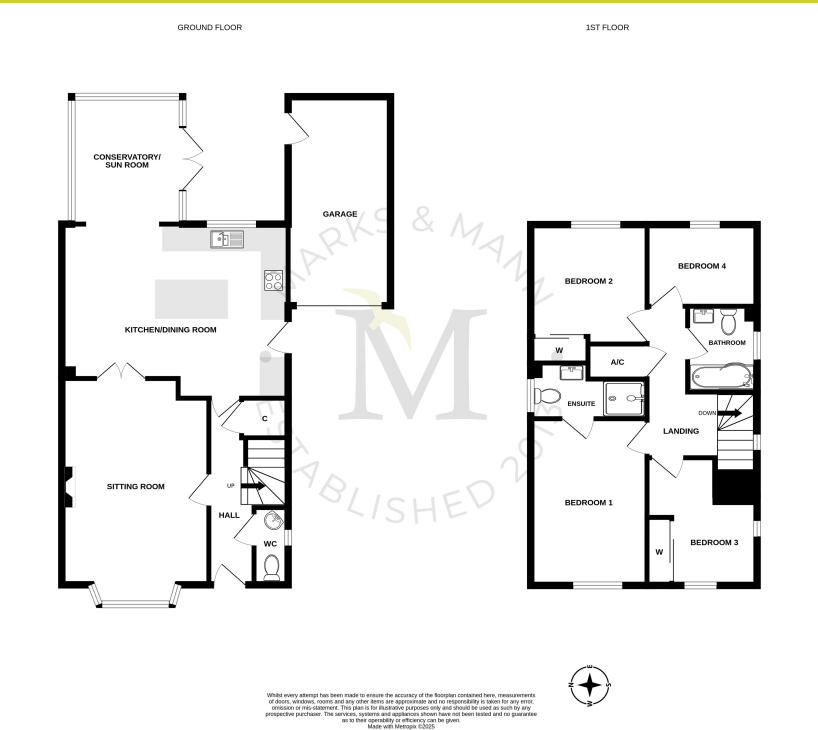
Using a SatNav, please use IP5 2GF as the point of destination.

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.

