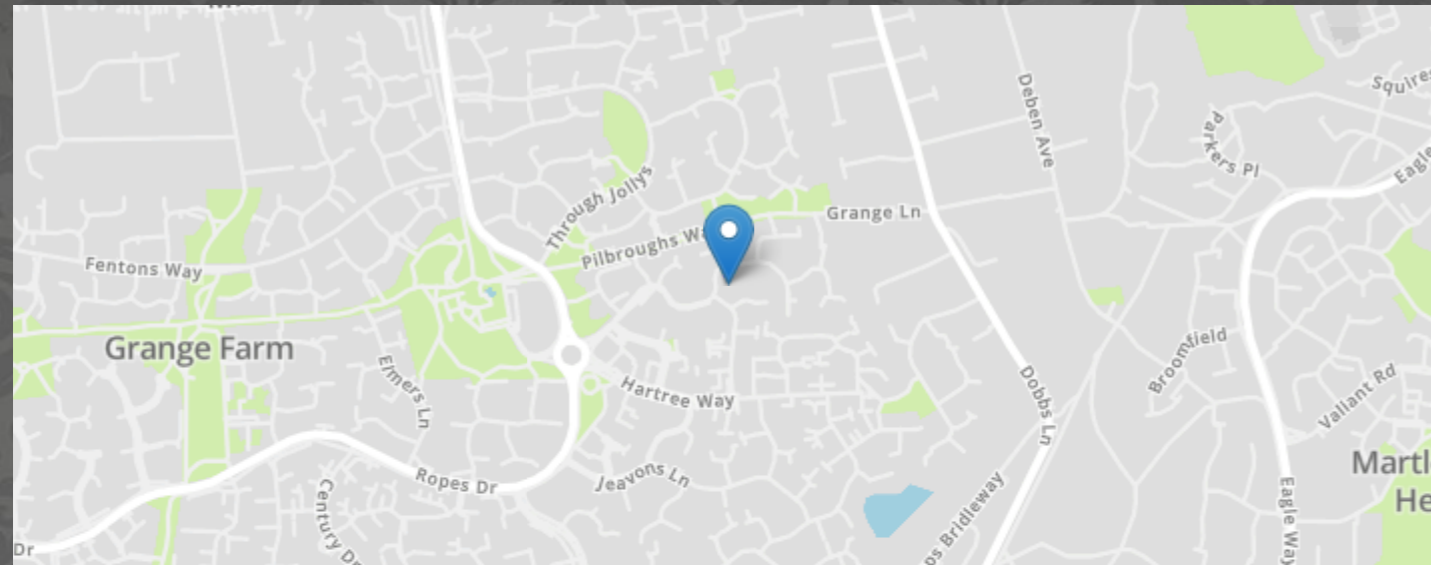


## Bugsby Way, Kesgrave



- IDEAL FAMILY HOME
- FOUR BED DETACHED FAMILY HOME
- LVT FLOORING THROUGHOUT THE DOWNSTAIRS
- BUILT-IN WARDROBES TO THREE BEDROOMS
- PRIVATE, SOUTH-FACING REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- POPULAR GRANGE FARM DEVELOPMENT
- OPEN-PLAN LIVING
- FOUR GOOD SIZE BEDROOMS
- EN-SUITE, FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES



## Bugsby Way, Kesgrave

Located on popular GRANGE FARM is this DETACHED FOUR BEDROOM FAMILY HOME offering SPACIOUS OPEN-PLAN LIVING ACCOMMODATION, PRIVATE, SOUTH-FACING GARDEN, GARAGE and OFF ROAD PARKING. With FOUR GOOD SIZED BEDROOMS, three having BUILT-IN WARDROBES, an EN-SUITE, family BATHROOM and downstairs CLOAKROOM, this is an IDEAL FAMILY HOME.

# MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

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**£365,000**

# Bugsby Way, Kesgrave

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## 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 with self-cleaning features and induction 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 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

## Location

Grange Farm is located in the popular town of Kesgrave, to the east of Ipswich. Grange Farm has a range of local schools all within close proximity of the property, 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.

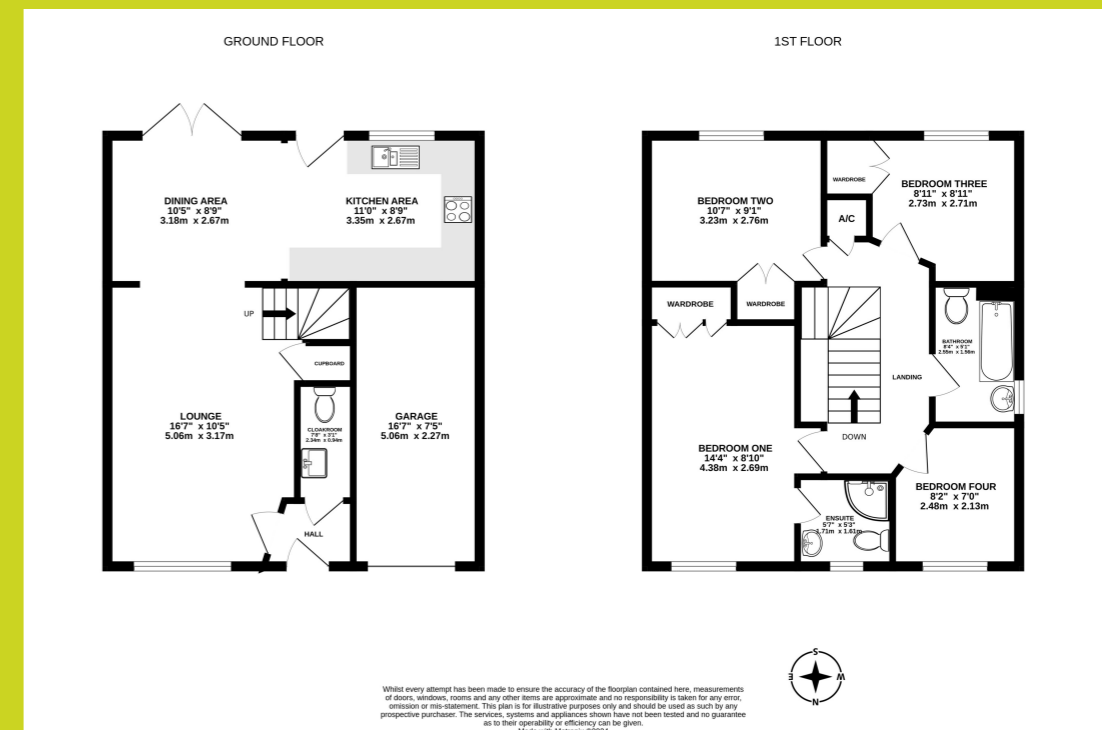
## Disclaimer

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

