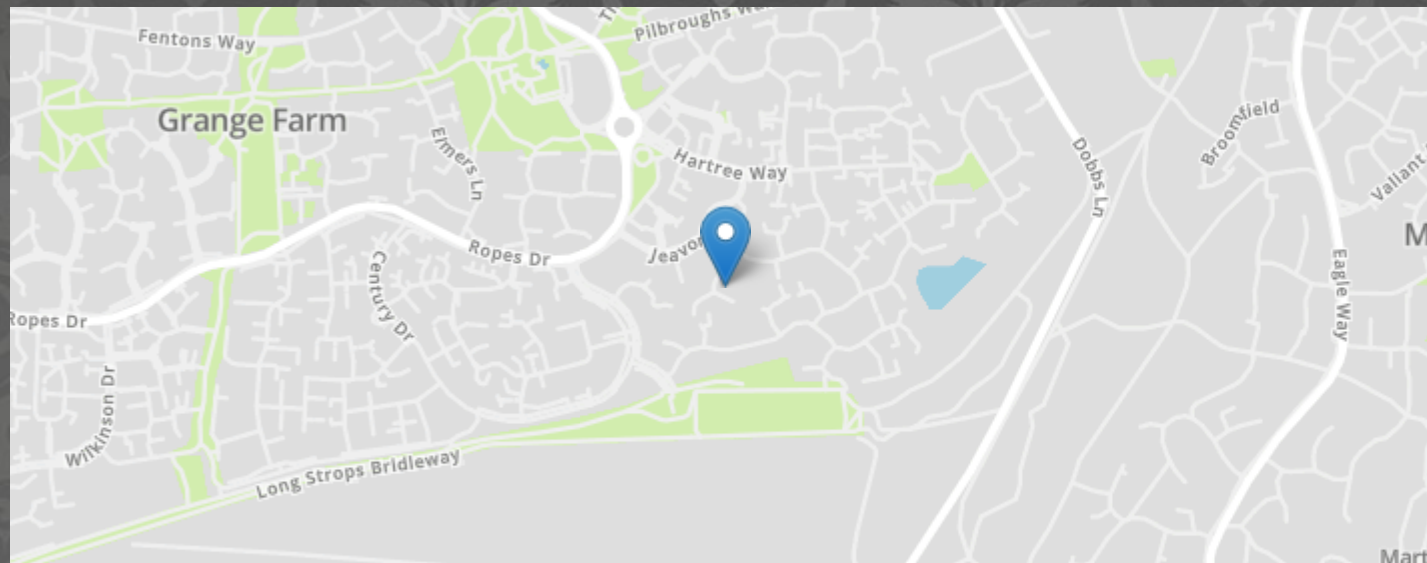


Bailey Avenue, Kesgrave, Ipswich



- DETACHED FOUR BEDROOM FAMILY HOME
- OPEN-PLAN SITTING/DINING/FAMILY ROOM
- BOOT ROOM/DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- KITCHEN WITH UTILITY/STORAGE CUPBOARD
- SEPARATE STUDY
- TWO EN-SUITE SHOWER ROOMS AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

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MARKS & MANN



Bailey Avenue, Kesgrave, Ipswich

Offered for sale is to DETACHED FOUR BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, BOOT ROOM/downstairs CLOAKROOM, kitchen with UTILITY/storage cupboard, OPEN PLAN SITTING/DINING/FAMILY ROOM and STUDY, with four bedrooms, TWO with EN-SUITE SHOWER ROOMS, and a family bathroom. Located in the heart of Grange Farm, close to LOCAL SCHOOLS, shops, amenities and bus routes.

£450,000

Bailey Avenue, Kesgrave, Ipswich

Entrance hall

Stairs to the first floor, doors to the sitting room, kitchen and downstairs cloakroom/boot room.

Downstairs cloakroom/boot room

Window to front. The room has been partitioned off providing a boot room area for shoes and coats, with the other area housing a hand wash basin and WC.

Kitchen

5.58m x 2.37m (18' 4" x 7' 9") Window to front and door to side giving access to the rear garden. There are a range of matching base and eye level units with worktops over, sink, double built-in oven and hob with extractor over, integrated dishwasher, space for a fridge/freezer, heated towel radiator and a utility/storage cupboard with plumbing for a washing machine. Opening to:

Open-plan sitting/dining/family room

Sitting room 5.36m x 3.16m (17' 7" x 10' 4")
Dining Area 2.64m x 3.43m (8' 8" x 11' 3")
Family room 3.45m x 6.33m (11' 4" x 20' 9")

Bay window, velux windows and bi-fold doors, overlooking and leading into the rear garden. This space has been thoughtfully sectioned into a sitting area, with understairs storage cupboard, dining area and family room. Door to:

Study

3.45m x 2.56m (11' 4" x 8' 5") Window to rear overlooking the garden, internal door to the garage.

First floor landing

Doors to a storage cupboard, all four bedrooms and the family bathroom.

Bedroom one

3.27m x 2.54m (10' 9" x 8' 4") Window to front, double fitted wardrobes and door to:

En-suite shower room

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

Bedroom two

2.45m x 3.33m (8' 0" x 10' 11") Window to rear overlooking the garden, open wardrobes and door to:

En-suite shower room

Shower cubicle, hand wash basin and WC.

Bedroom three

3.01m x 2.09m (9' 11" x 6' 10") Window to front.

Bedroom four

2.25m x 1.88m (7' 5" x 6' 2") Window to rear overlooking the garden, fitted wardrobe.

Family bathroom

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, with access to the front door and garage, with up and over door, power and light connected. A side gate gives access to the rear garden.

The rear garden has a patio area to the immediate rear of the garden, ideal for outdoor entertaining, with the remainder mainly laid to lawn. There is a further patio seating area to the rear, as well as a garden shed, with the garden enclosed by wooden fencing .

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.

Bailey Avenue, 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

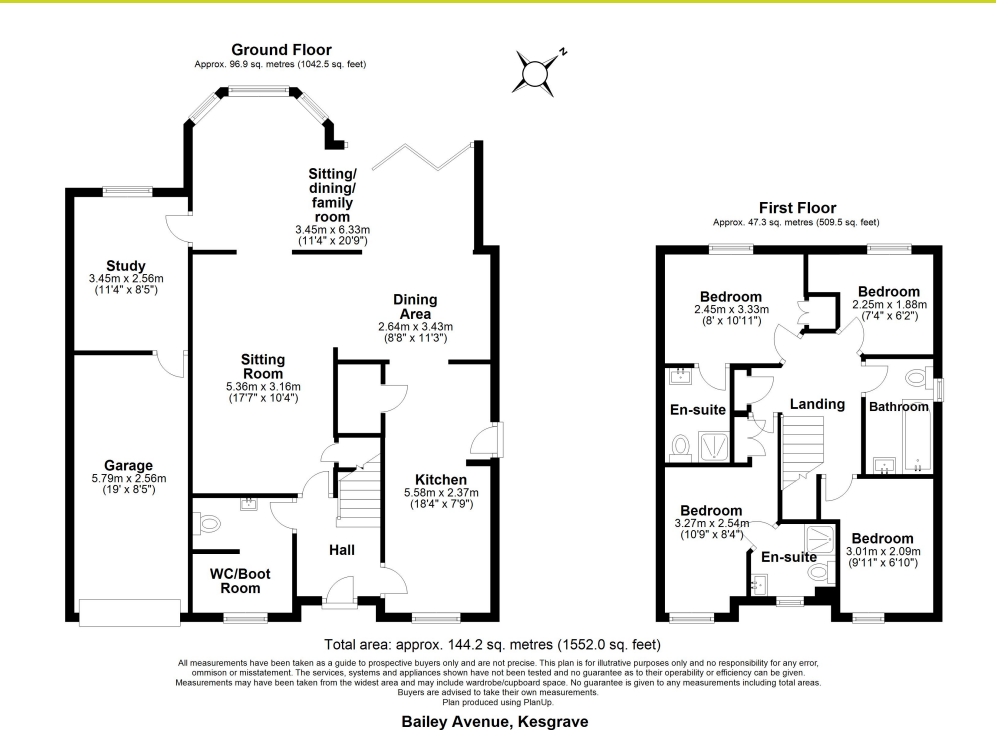
Using a SatNav, please use IP5 2EE as the point of destination.

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.

