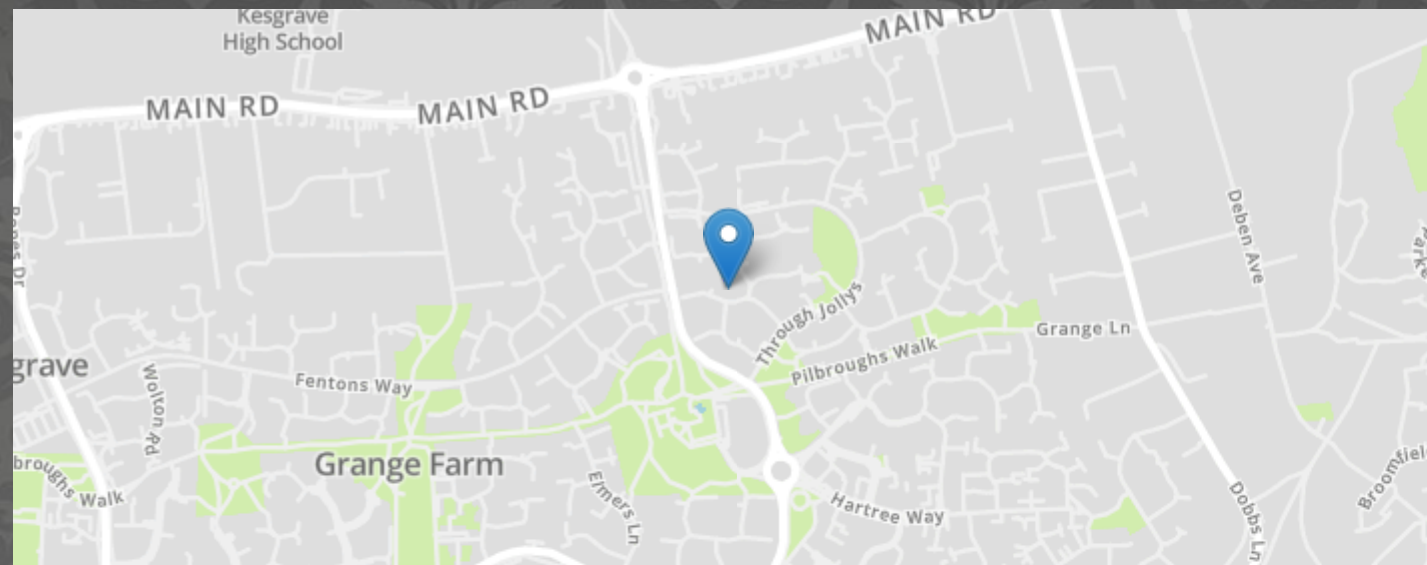


Fletchers Lane, Kesgrave, Ipswich



- **THREE/FOUR DETACHED FAMILY HOME**
- **EN-SUITE OFF THE MASTER BEDROOM**
- **SOUTH FACING REAR GARDEN**
- **DINING ROOM**
- **EARLY VIEWING ADVISED!!!**
- **POPULAR GRANGE FARM DEVELOPMENT**
- **GROUND FLOOR CLOAKROOM & FIRST FLOOR BATHROOM**
- **UTILITY & CLOAKROOM**
- **PLAY ROOM / FAMILY ROOM**

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MARKS & MANN



Fletchers Lane, Kesgrave, Ipswich

Offered for sale with a COMPLETE ONWARD CHAIN is this THREE/FOUR BEDROOM DETACHED FAMILY HOME with PRIVATE, SOUTH-FACING rear GARDEN and off road PARKING for multiple vehicles. Accommodation comprises entrance hall, BEDROOM FOUR/PLAYROOM, sitting room, dining room, kitchen, SEPARATE UTILITY ROOM and DOWNSTAIRS CLOAKROOM, with three bedrooms, with bedroom one having fitted sliding wardrobes and an EN-SUITE shower room, and a family bathroom. With a private rear garden and off road parking for multiple vehicles, an early viewing is strongly advised.

£415,000

Fletchers Lane, Kesgrave, Ipswich

Entrance hall

Window to front, stairs to first floor and doors to the playroom and sitting room.

Sitting room

3.97m x 4.19m (13' 0" x 13' 9")
Box bay window to front, door to:

Dining room

2.74m x 2.94m (9' 0" x 9' 8")
Window to rear overlooking the garden, door to:

Kitchen

2.90m x 2.94m (9' 6" x 9' 8")
Window to rear overlooking the garden, range of matching base and eye level units with worktops over, sink, built under double oven with hob and extractor over, wine rack, door to:

Utility room

1.69m x 1.94m (5' 7" x 6' 4")
Window to side and external door to rear giving access to the garden, range of matching base and eye level units with worktop over, space and plumbing for a washing machine, tumble dryer and dishwasher. An internal door leads to:

Downstairs cloakroom

Window to side, hand wash basin and WC.

Playroom

2.22m x 4.97m (7' 3" x 16' 4")
Window to front.

First floor landing

Doors to all three bedrooms, the family bathroom and the airing cupboard.

Bedroom one

3.99m x 2.98m (13' 1" x 9' 9")
Two windows to front, double built-in mirrored sliding wardrobes. Door to:

En-suite shower room

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

Bedroom two

2.87m x 2.76m (9' 5" x 9' 1")
Window to rear, built-in sliding wardrobe.

Bedroom three

2.21m x 5.62m (7' 3" x 18' 5")
Dual aspect room with windows to front and rear.

Family bathroom

Window to rear, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been blocked paved providing off road parking for multiple vehicles, with a side gate giving access to the rear garden.

The south-facing rear garden has a block paved patio to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to low maintenance Artificial lawn, enclosed by wooden fencing. There are two sheds and a greenhouse which we understand are 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 D.
Our ref; SM/elr.

Fletchers Lane, 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

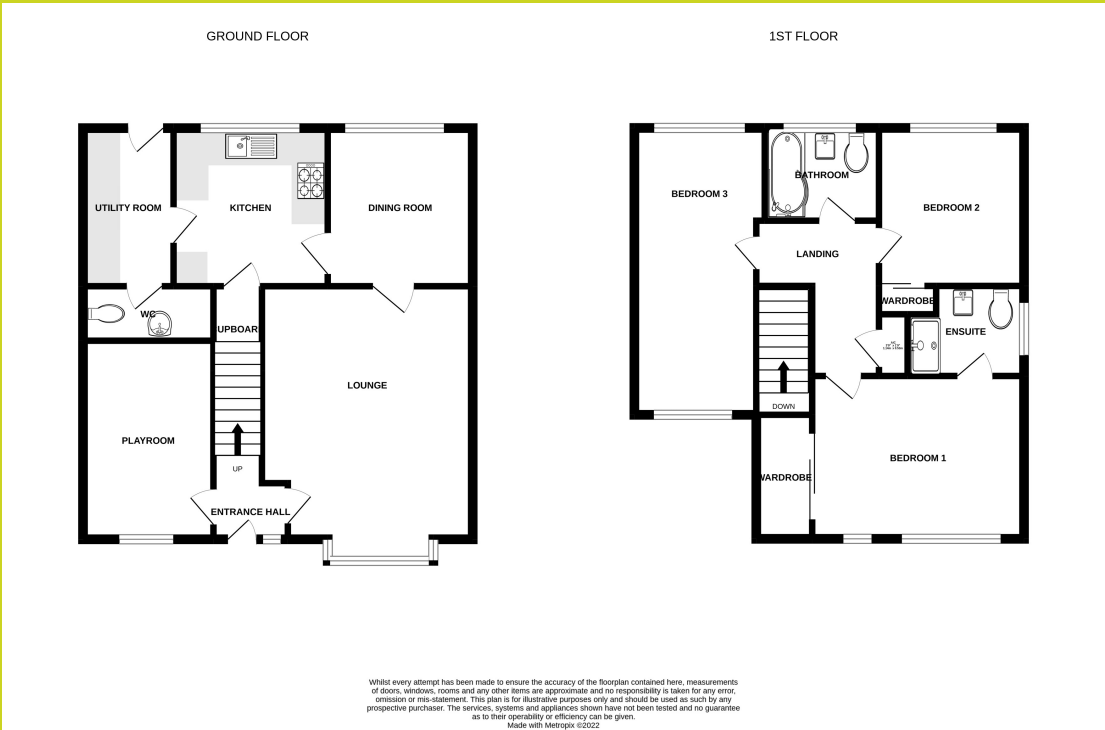
Using a SatNav, please use IP5 2XY as the point of destination.

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.

