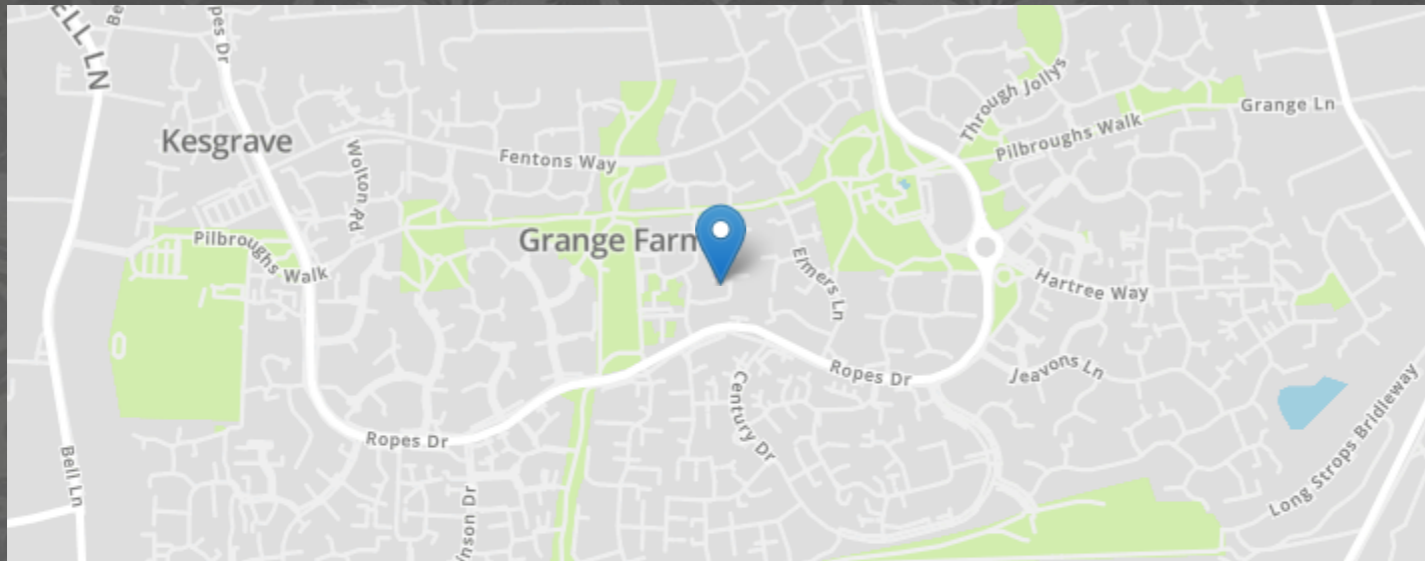


Shelbourne Close, Kesgrave, Ipswich



- POPULAR GRANGE FARM
- SITTING ROOM AND DINING ROOM
- CONSERVATORY
- FAMILY SHOWER ROOM AND DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE AND OFF ROAD PARKING

- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN AND SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES AND EASY ACCESS TO A12/A14

MARKS & MANN



Shelbourne Close, Kesgrave, Ipswich

Located on popular GRANGE FARM, close to LOCAL SCHOOLS, SHOPS and AMENITIES, is this FOUR BEDROOM DETACHED FAMILY HOME with PRIVATE rear GARDEN and DOUBLE GARAGE. Accommodation comprises entrance hall, sitting room, dining room, CONSERVATORY, kitchen, separate UTILITY ROOM and downstairs cloakroom, with four bedrooms, one with an EN-SUITE shower room, and family shower room upstairs. An early viewing is highly recommended.

MARKS & MANN

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£460,000

Shelbourne Close, Kesgrave, Ipswich

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Entrance hall

Stairs to first floor and door to:

Sitting room

5.02m x 3.17m (16' 6" x 10' 5") Window to front, opening to:

Dining room

3.24m x 2.67m (10' 8" x 8' 9") Door to kitchen and patio doors to:

Conservatory

3.90m x 3.80m (12' 10" x 12' 6") Windows to all aspects with French doors to side, overlooking and giving access to the rear garden.

Kitchen

3.34m x 2.67m (10' 11" x 8' 9") Window to rear, overlooking the garden, range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, space for under counter fridge, freezer and space and plumbing for a dishwasher, door to:

Utility room

2.26m x 1.79m (7' 5" x 5' 10") Window and door to rear, overlooking and leading into the garden, range of matching base and eye level units with worktops over, space and plumbing for a washing machine and tumble dryer. Door to:

Downstairs cloakroom

Window to side, hand wash basin and WC.

First floor landing

Doors to all bedrooms and the family bathroom.

Bedroom one

4.40m x 3.18m (14' 5" x 10' 5") Window to front, two sets of fitted wardrobes and door to:

En-suite shower room

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

Bedroom two

3.38m x 2.68m (11' 1" x 8' 10") Window to rear, overlooking the garden, fitted wardrobes.

Bedroom three

2.57m x 2.46m (8' 5" x 8' 1") Window to rear, overlooking the garden, fitted wardrobes.

Bedroom four

2.67m x 2.49m (8' 9" x 8' 2") Window to front.

Family shower room

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

Outside

The front of the property has a lawned area with plant, shrub and tree borders with a pathway leading to the front door and side gate to the rear garden. A driveway provides off road parking for multiple vehicles, leading to the double garage with up and over doors, light and power connected.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by walled garden and 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 D.

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

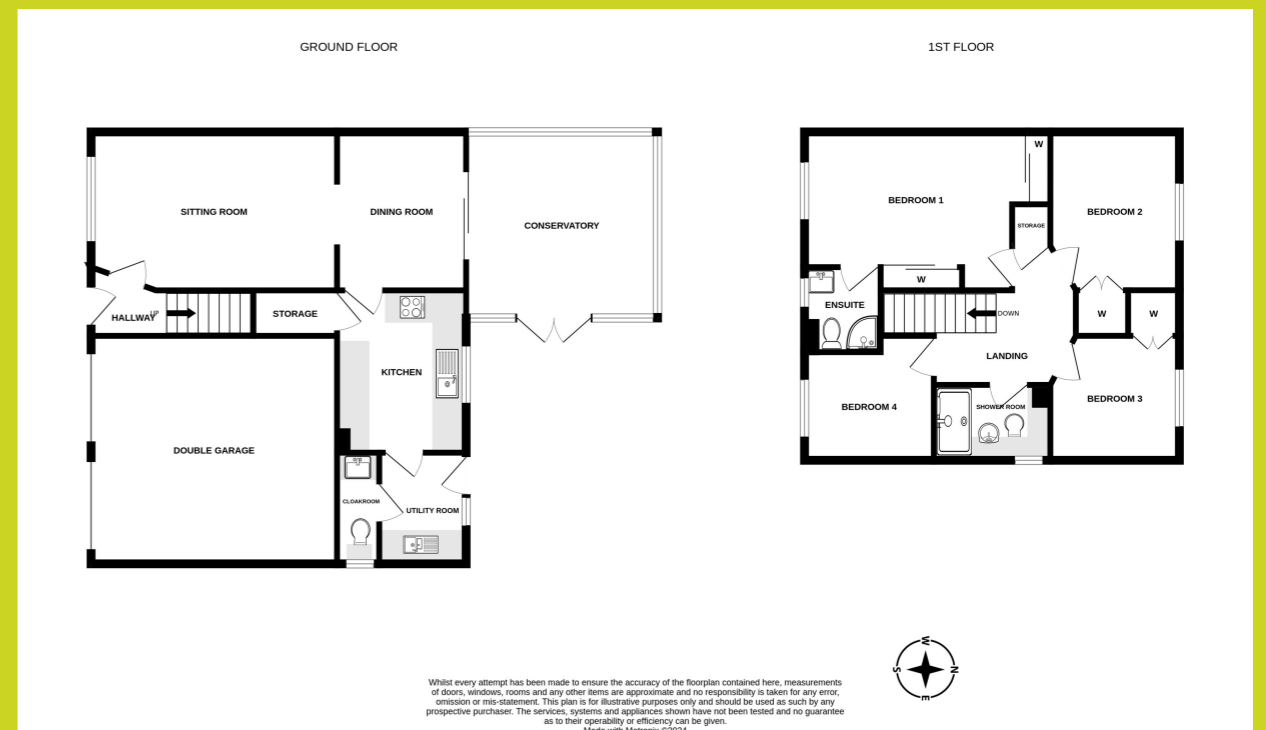
Using a SatNav, please use IP5 2FP as the point of destination.

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.

