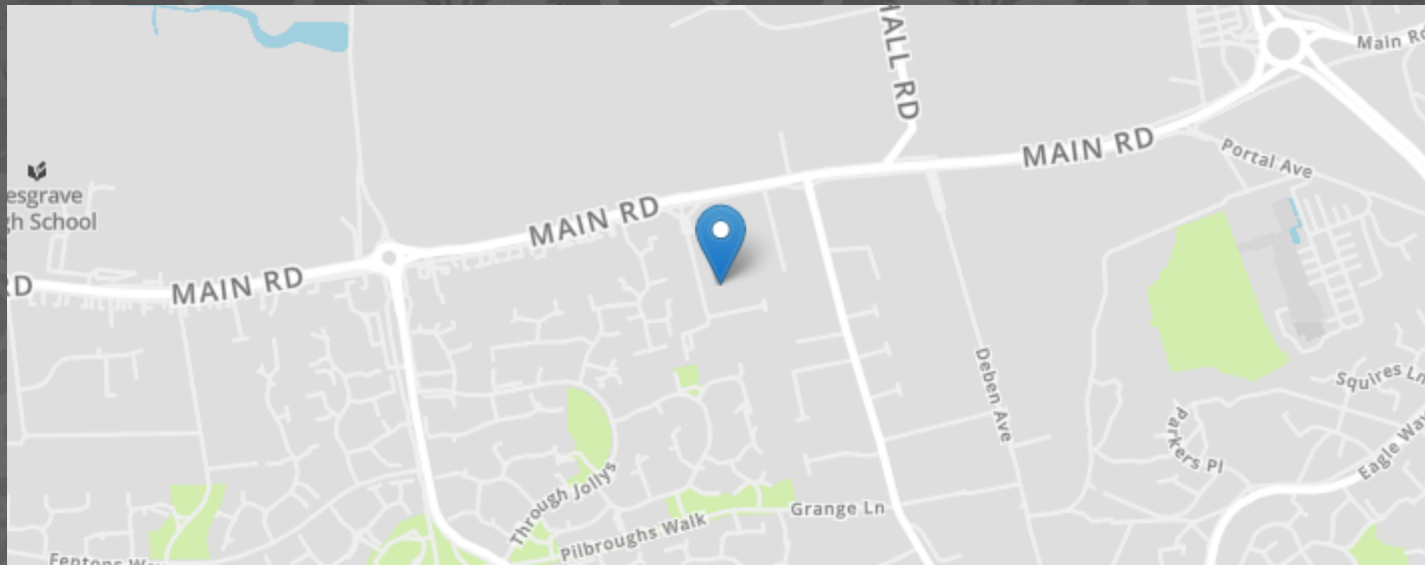


Bracken Avenue, Kesgrave, Ipswich



- DETACHED BUNGALOW
- OFF ROAD PARKING
- KESGRAVE HIGH SCHOOL AND GORSELAND PRIMARY SCHOOL (LAST OFSTEAD RATING WAS OUTSTANDING) CATCHMENT AREA

- FOUR BEDROOMS
- EXTENDED
- POPULAR LOCATION

MARKS & MANN



Bracken Avenue, Kesgrave, Ipswich

Marks And Mann are delighted to offer FOR SALE this FOUR BEDROOM EXTENDED DETACHED BUNGALOW situated in the popular location of Kesgrave. This extended spacious bungalow boasts off road parking for three cars, a large lounge, separate dining room, four bedrooms one with en-suite shower room, kitchen, bathroom, cloakroom, conservatory and a large rear garden. An early internal viewing is highly advised to not miss out.

Falling within the Kesgrave High School and Gorseland Primary School catchment area. which are both easily and safely accessed from this property. Excellent access to the A12 and A14, plenty of local amenities including supermarkets, BT Adastral Park, Suffolk Constabulary Headquarters and Ipswich Hospital

MARKS & MANN

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

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£475,000 Offers Over

Bracken Avenue, Kesgrave, Ipswich

Bracken Avenue, Kesgrave, Ipswich

Front Garden

Part blocked paved driveway providing off-road parking with the rest of the garden laid to lawn and enclosed with low level fencing, gate to side to access rear garden.

Entrance Door

Double glazed entrance door to front leading to:

Lobby

Double glazed entrance door leading to hallway:

Hallway

Radiator, access to loft, doors leading to:

Bedroom One

3.64m x 3.34m (11' 11" x 10' 11") Double glazed bay window to front and window to side, two Radiators.

Bedroom Two

2.89m x 2.61m (9' 6" x 8' 7") double glazed window to front, radiator, door to:

En- Suite Shower Room

1.88m x 1.60m (6' 2" x 5' 3") double glazed obscure window to rear, corner shower cubicle with wall boards, low level WC, wash hand basin with wall board splash back, heated towel rail, down lights, vinyl flooring.

Bedroom Three

3.65m x 2.95m (12' 0" x 9' 8") double glazed window to side, built in wardrobes and desk, radiator, down lights.

Bedroom Four

3.03m x 2.14m (9' 11" x 7' 0") double glazed window to front, radiator.

Bathroom

1.95m x 1.81m (6' 5" x 5' 11") double glazed obscure window to side, panelled bath, low level WC, wash handbasin with cupboards below part tiled walls, heated towel rail, vinyl flooring.

Lounge

4.60m x 3.64m (15' 1" x 11' 11") double glazed window to side, gas feature fireplace, wall lights, radiator, aluminium double glazed patio door leading to:

Conservatory

3.33m x 2.95m (10' 11" x 9' 8") double glazed conservatory with french doors leading to garden, wall light, tiled flooring.

Dining Room

3.19m x 3.03m (10' 6" x 9' 11") double glazed window to rear and to side looking in to conservatory, single glazed obscured glass window looking in to kitchen, radiator.

Kitchen

3.64m x 3.25m (11' 11" x 10' 8") two double glazed windows to side, wall and base fitted units with cupboards and drawers, built in Hotpoint single oven, Baumatic combination microwave oven above single oven, Hotpoint four ring electric hob and pull out cooker hood, Indesit fridge/freezer, single sink with drainer, plumbing for washing machine and slimline dishwasher, laminate work surfaces, radiator, vinyl flooring.

Cloakroom

1.69m x 1.04m (5' 7" x 3' 5") double glazed window to rear, low level WC, wash hand basin with tiled splash back, vinyl flooring.

South Facing Rear Garden

Panelled fencing and hedging to boundaries, laid to lawn, mature plants, shrubs, trees and flowers. Patio area, wooden gate to front access, two sheds, outside tap.

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.

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.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

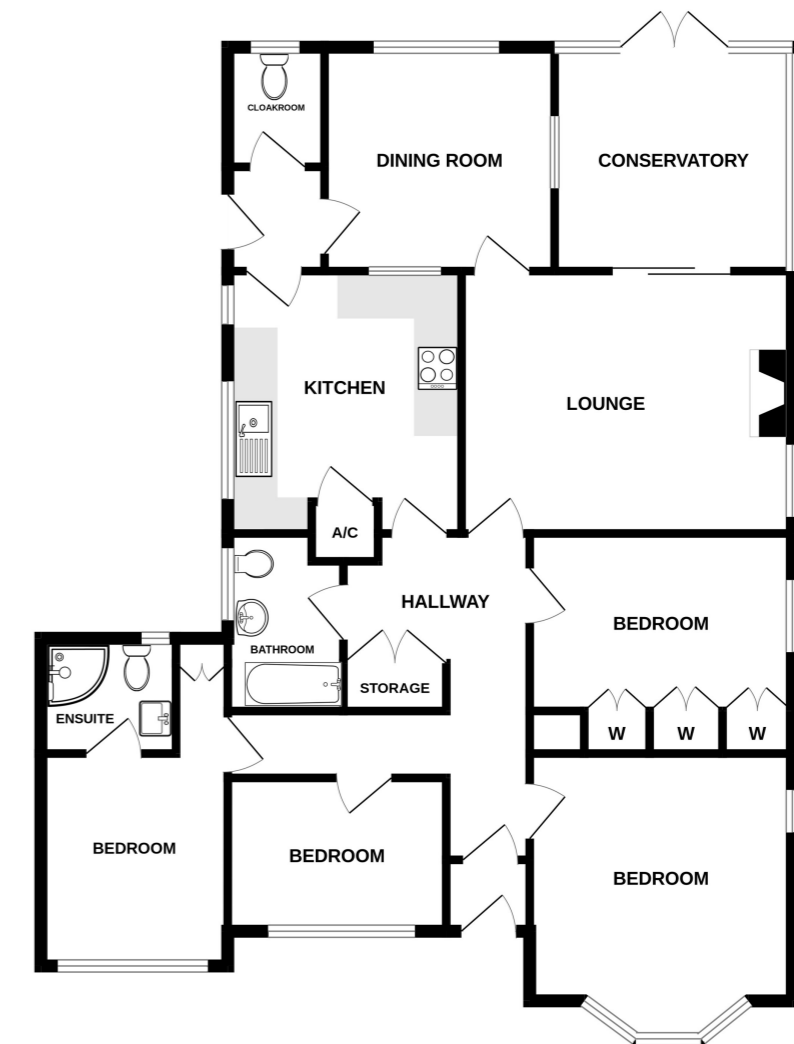
School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is Band D.

GROUND FLOOR



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.
Made with Metropix ©2023



The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	