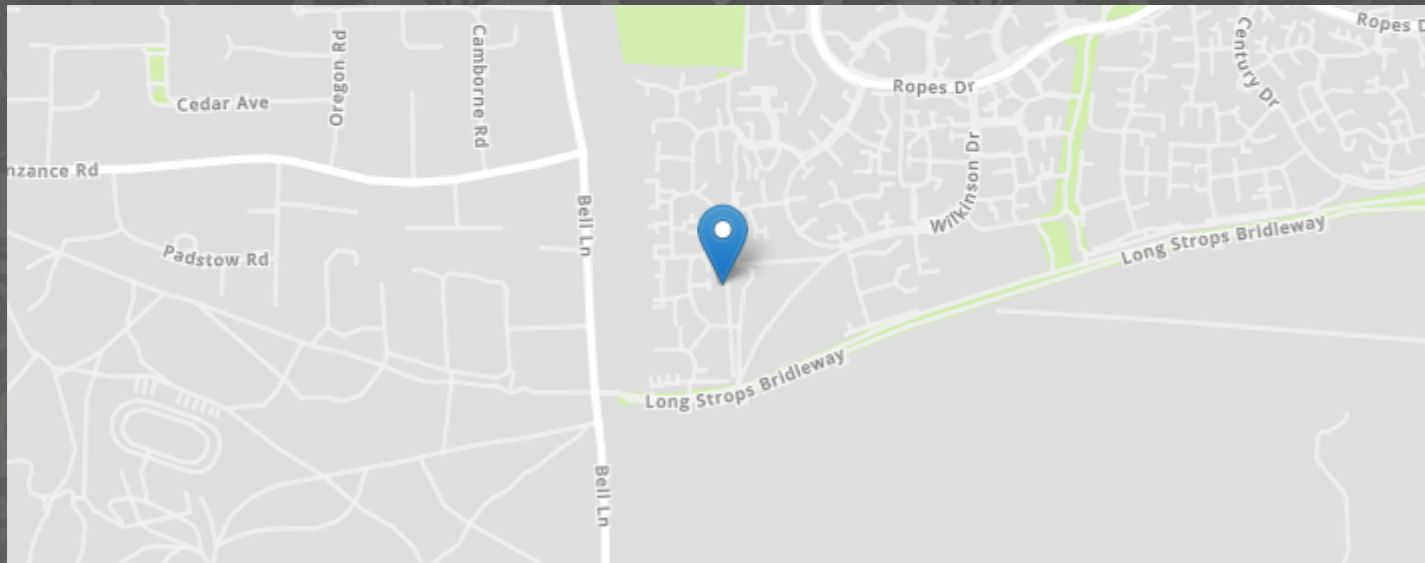


## Catchpole Drive, Kesgrave, Ipswich



- POPULAR GRANGE FARM DEVELOPMENT
- EN-SUITE, FAMILY BATHROOM AND CLOAKROOM
- LOCATED IN A SECLUDED POSITION OVERLOOKING FENTONS WOOD
- EV CHARGING POINT
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- SPACIOUS KITCHEN/DINING ROOM
- 4 BEDROOMS
- GARAGE AND PARKING
- EPC RATING C

# MARKS & MANN

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

01473 396 007

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Catchpole Drive, Kesgrave, Ipswich

An impressive family home located in a secluded position, along a shared private road and fronting Fentons Wood. This modern three storey semi-detached house has a generous kitchen/dining room, separate sitting room, en-suite shower room to the main bedroom, garage and parking.

The property is located on the popular Grange Farm development with local schools and amenities nearby including a public house, doctors surgery and Tesco. There is easy access to the A12/A14, Ipswich town centre and excellent links to the market town of Woodbridge.

**£400,000**

# Catchpole Drive, Kesgrave, Ipswich

# Catchpole Drive, Kesgrave, Ipswich

## Entrance Hall

## Lounge

4.86m x 3.24m (15' 11" x 10' 8")

## Kitchen/Diner

5.84m x 3.87m (MAX) (19' 2" x 12' 8" (MAX))

## Bedroom Two

4.02m x 3.34m (13' 2" x 10' 11")

## Bedroom Three

3.89m (MAX) x 3.35m (12' 9" x 11' 0" (MAX))

## Bedroom Four

3.02m x 2.43m (9' 11" x 8' 0")

## Bathroom

2.43m x 1.91m (8' 0" x 6' 3")

## Master Bedroom

5.77m (MAX) x 3.45m (18' 11" (MAX) x 11' 4" )

## Ensuite

2.31m x 2.30m (7' 7" x 7' 7")

## Location

Catchpole Drive is situated within the modern development of Grange Farm on the Eastern outskirts of Ipswich. It provides many amenities locally including a Tesco Metro with excellent links to the A12/A14. Further shopping facilities can be found within the Martlesham retail parks including Next and M&S Foodhall. Ipswich town centre and Woodbridge are also easily accessible with boutique shops, coffee houses, bars and restaurants.

## Directions

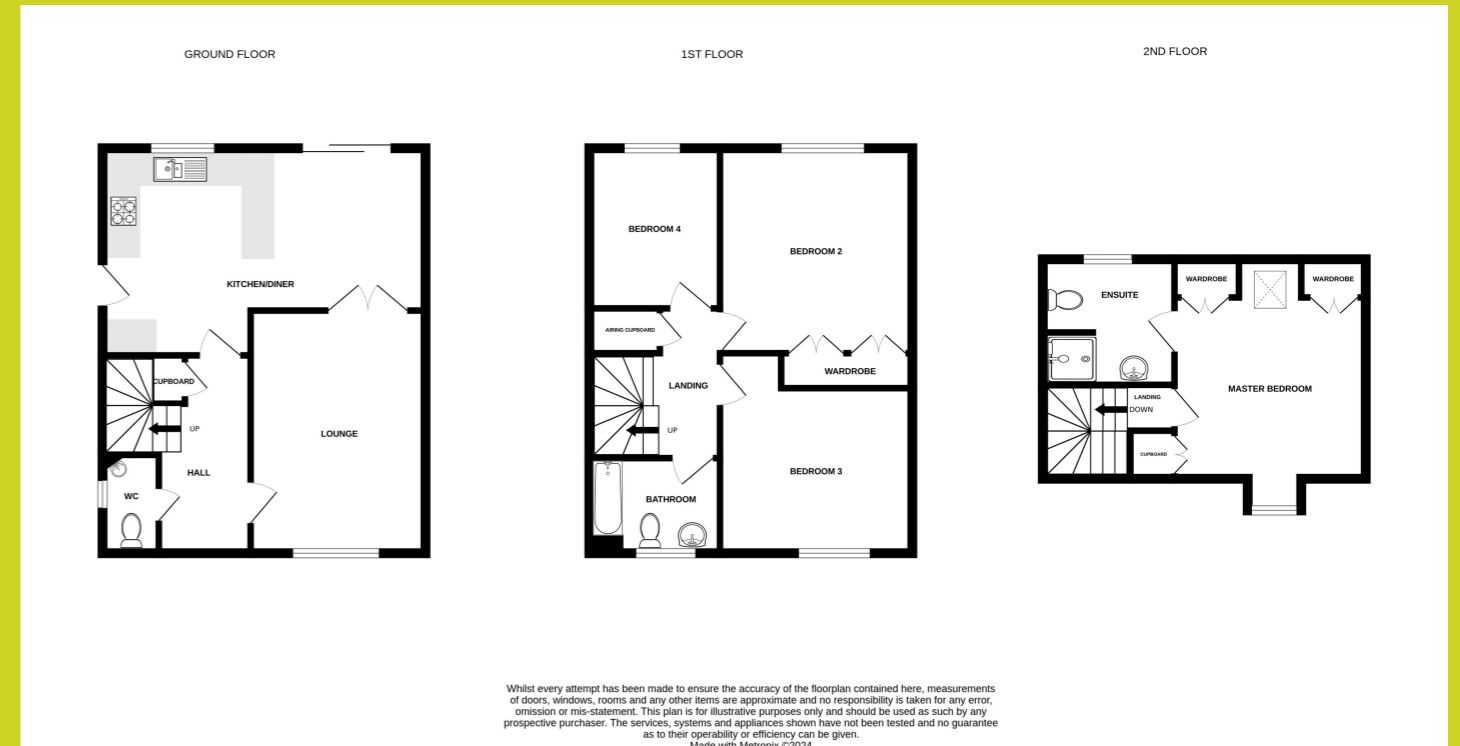
Using a Sat Nav with the postcode IP5 2HE, upon entering Catchpole Drive the property can be found on the right hand side.

## Important Information

Council Tax Band - D  
 Services - Mains water, drainage, gas and electricity are connected.  
 Tenure - Freehold  
 EPC rating C

## Agents Note

In accordance with Section 21 of The Estate Agents Act 1979 we would like to advise all parties that the vendor is an employee of Marks & Mann Ltd.



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

