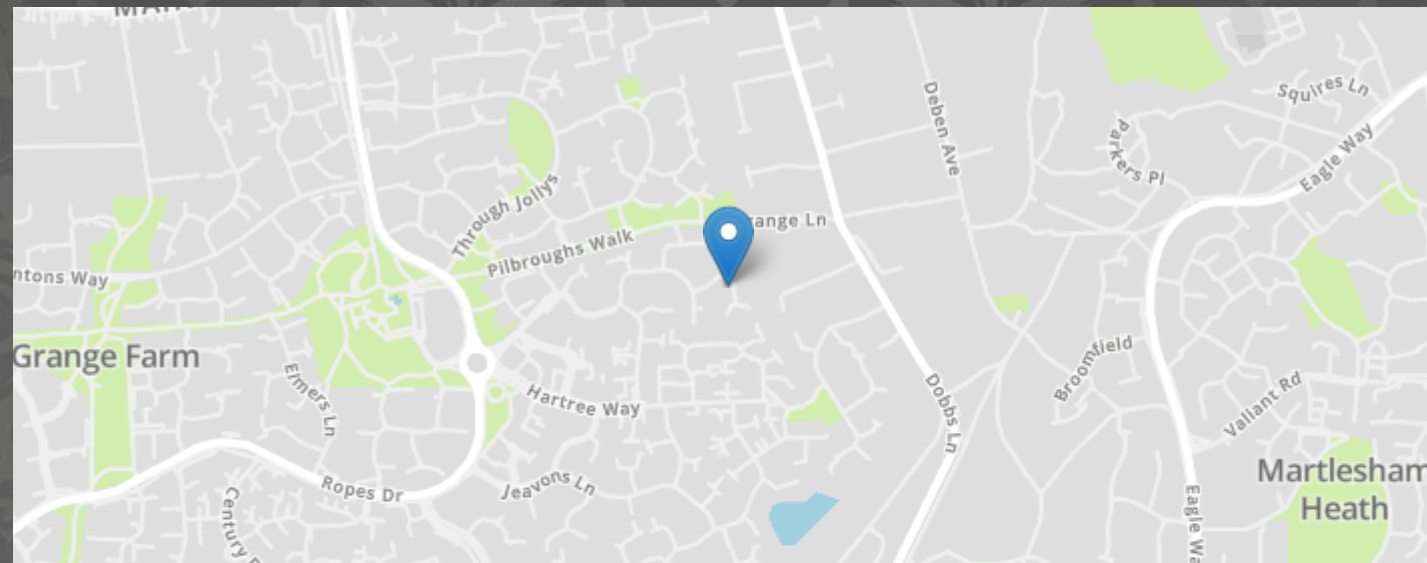


Durrant View, Kesgrave, Ipswich



- CUL-DE-SAC POSITION
- KITCHEN, DINING ROOM AND SITTING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- DETACHED FOUR BEDROOM FAMILY HOME
- FAMILY ROOM WITH FULL WIDTH BI-FOLD DOORS TO GARDEN
- PRIVATE REAR GARDEN
- TANDAM GARAGE & OFF ROAD PARKING
- EASY ACCESS TO A12/A14

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MARKS & MANN



Durrant View, Kesgrave, Ipswich

Situated in a QUIET CUL-DE-SAC, on popular GRANGE FARM, is this DETACHED FOUR BEDROOM FAMILY HOME with PRIVATE rear GARDEN, TANDAM GARAGE and off road PARKING. The versatile accommodation comprises: STUDY area, kitchen, dining room, sitting room, FAMILY ROOM with BI-FOLD DOORS and downstairs cloakroom, with four bedrooms, with an EN-SUITE shower room to bedroom one, and a family bathroom upstairs. Located close to local schools, shops, amenities and bus routes, an early viewing is strongly advised to appreciate the VERSATILE ACCOMMODATION on offer.

£475,000

Durrant View, Kesgrave, Ipswich

Entrance door

Into:

Study area

3.20m x 2.84m (10' 6" (max) x 9' 4" (max) Velux and window to front, providing an abundance of natural light, making an ideal wok from home space. Open through to:

Hallway

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

Sitting room

4.57m x 4.53m (15' 0" (max) x 14' 10" (max) Two windows to front, space for a comfy sofa/seating area and double doors to:

Dining room

3.33m x 2.99m (10' 11" x 9' 10") Space for a family dining table with opening to:

Family room

5.66m x 3.95m (18' 7" x 13' 0") Fantastic family room with two velux windows and full width bi-fold doors, overlooking and leading into the garden, further external door to the garden and opening through to:

Kitchen

5.00m x 3.30m (16' 5" (max) x 10' 10") Window to rear, range of matching base and eye level units with worktops over, sink, single built-in oven, built in combination microwave oven, hob, integrated dishwasher, space for a fridge/freezer and space and plumbing for a washing machine. Door back to the hallway.

Downstairs cloakroom

Window to side, hand wash basin and WC.

First floor landing

Window to rear, overlooking the garden, door to the airing cupboard, all four bedrooms and the family bathroom.

Bedroom one

3.93m x 3.30m (12' 11" (max) x 10' 10"(max) Triple windows to front, triple fitted wardrobe and door to:

En-suite shower room

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

Bedroom two

3.30m x 2.40m (10' 10" x 7' 10") Window to front, fitted wardrobe.

Bedroom three

3.06m x 2.32m (10' 0" x 7' 7") Window to rear, overlooking the garden, fitted wardrobe.

Bedroom four

3.31m x 2.09m (10' 10" x 6' 10"(max) Window to rear, overlooking the garden.

Family bathroom

Window to side, panel enclosed bath with shower over, hand wash basin, WC and heated towel radiator.

Outside

The front of the property has been mainly laid to lawn with low hedging to the front and side. A driveway provides off road parking for multiple vehicles, leading to the tandem garage 9.67m x 2.60m (31' 9" x 8' 6") with up and over door, power and light connected and a door to the side. A pathway leads to the front door, with a further pathway to the side gate, giving access to the rear garden.

A patio area has been laid to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plant and shrub borders. A decked area to the rear provides a further seating/social area.

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 TBC.
Our ref: SM/elr.

Durrant View, 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

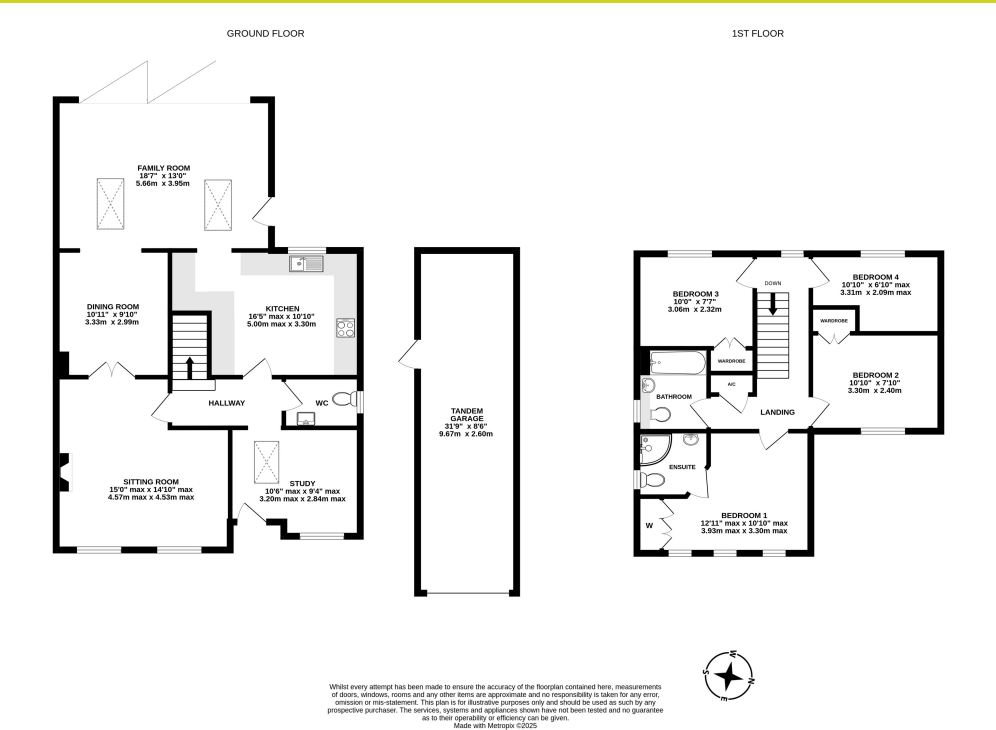
Using a SatNav, please use IP5 2TZ as the point of destination.

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.

