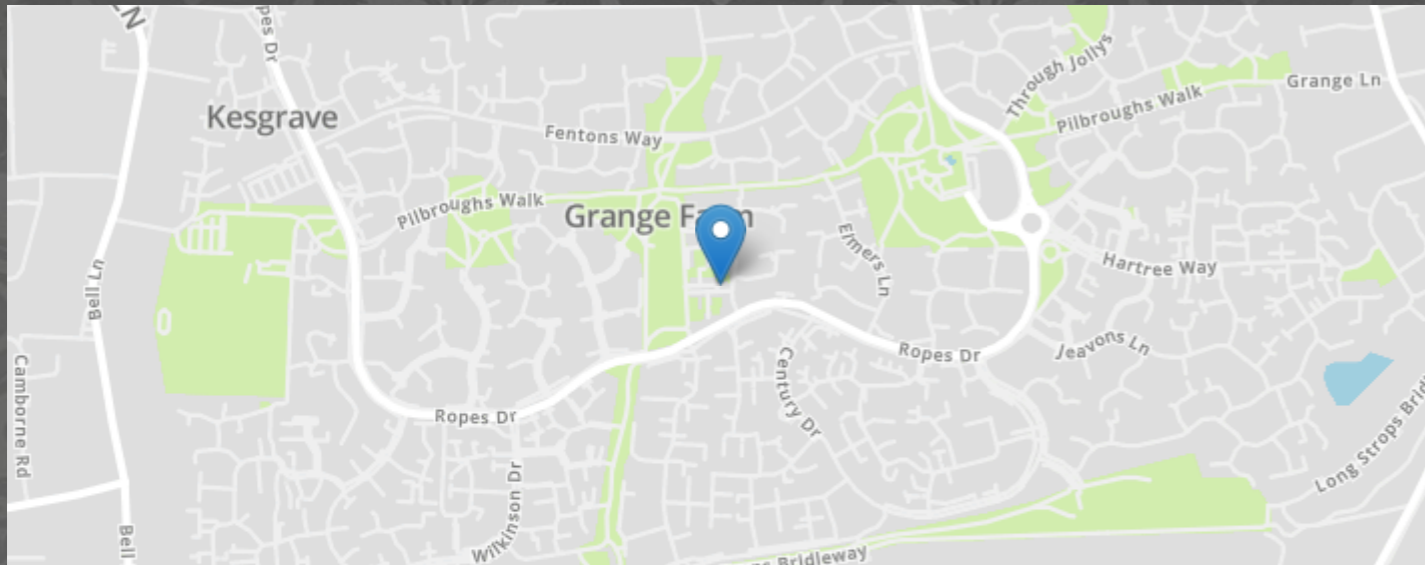


Sheppards Way, Kesgrave, Ipswich



- POPULAR KESGRAVE LOCATION
- CLOSE TO SCHOOLS & AMENITIES
- END OF TERRACE HOUSE
- EXTENDED

- GARAGE & OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM
- 2/3 BEDROOMS

**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**



### Sheppards Way, Kesgrave, Ipswich

Located in a popular area of Kesgrave, Marks & Mann are pleased to offer FOR SALE this EXTENDED TWO/THREE BEDROOM END OF TERRACE house.

The property benefits from entrance hall, downstairs shower room, lounge, kitchen/dining room, three bedrooms with en-suite to master, family bathroom and an enclosed rear garden. Further benefits include double glazed windows throughout, off road parking and a garage.

Falling within the Kesgrave High School and Cedarwood Primary School catchment area. Excellent access to the A12/14, plenty of local amenities including supermarkets, BT Adastral Park, Suffolk Constabulary Headquarters and Ipswich Hospital.

**£275,000**

## Sheppards Way, Kesgrave, Ipswich

### Double-Glazed Door to Entrance Hallway:

Stairs leading to the first floor and doors to.

### Lounge

4.54m x 3.13m (14' 11" x 10' 3") Double glazed window to front, under stairs cupboard and electric heater. Door to.

### Kitchen/Diner

6.08m x 2.64m (19' 11" x 8' 8") Double glazed window to rear and side with a door leading to rear garden, electric heater, fitted with a bespoke range of wall and base units with laminate work surfaces and tiled splash backs, Sink with drainer and mixer tap over. Integrated double oven with four ring electric hob and extractor hood over. Space for dishwasher, washing machine, tumble dryer and fridge freezer, breakfast bar with space for 6 chairs.

### Ground floor shower room

Double glazed window to front, low level W/C, pedestal hand wash basin with storage cupboard below, shower cubicle, electric heated towel radiator.

### Bedroom Three

3.25m x 2.94m (10' 8" x 9' 8") Double glazed window to rear and french doors to side, electric wall heater.

### First Floor Landing

Loft access and airing cupboard, doors to.

### Bedroom 1

3.52m x 2.47m (11' 7" x 8' 1") Double glazed window to front, electric wall heater, built in wardrobe.

### En-suite

Double glazed window to front, low level W/C, pedestal hand wash basin with storage cupboard below, shower cubicle and a wall heater.

### Bedroom Two

3.71m x 2.17m (12' 2" x 7' 1") Double glazed window to rear and electric wall heater.

### Bathroom

1.92m x 1.86m (6' 4" x 6' 1") Double glazed window to rear, paneled bath, low level W/C, pedestal hand wash basin and wall heater.

### Outside

To the front of the property there is a pathway to the front door and shingled area. There is a pathway to the side of the property and a gate to rear garden with a shingled area and patio area. A courtesy door leads in to a single garage with up and over garage door, power and light. Off road parking for two vehicles.

### 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.

### 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.

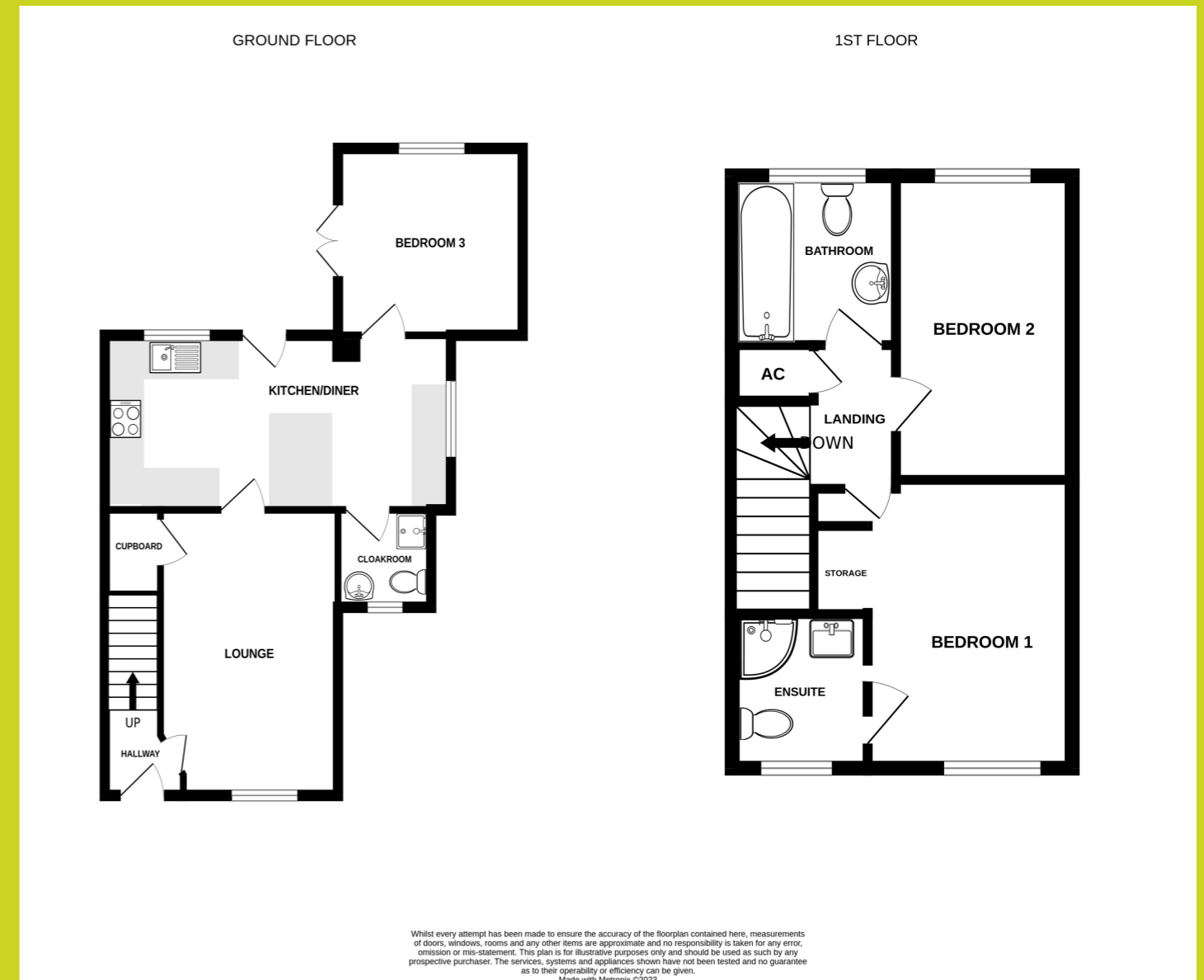
### School Admissions

To verify the school catchment area contact Suffolk County Council on . 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 B.

## Sheppards Way, Kesgrave, Ipswich



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

