



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

DOCTOR WATSONS LANE, KESGRAVE, IP5 1BS

TENURE : FREEHOLD

GUIDE PRICE £1,250,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Ground Floor

The central entrance hall has exposed timbers and is predominantly glazed with access to the ground floor bedrooms and to the open plan kitchen/dining area which is fitted with a high-quality range of cabinets with push-front openings, appliances including built-in fridge/freezer, electric oven, hob and cooker hood, dishwasher and "Quooker" boiling-water tap. There's plenty of room for a dining table and further seating/entertaining area with bi-folding doors on the north-western corner. The oak and glass staircase leads up to the Principal Bedroom and there's a door to the cloakroom and Utility Room, which has cabinets and the washing machine. The large Sitting room is accessed through double doors and has a wood-burning stove. There are four ground-floor bedrooms on the eastern side of the house; all doubles, one with en-suite and there's a family bathroom servicing the others.

First Floor

The staircase opens into Bedroom One which is built into the roof space lending a sense of character, and there's a Velux balcony window with a pleasant outlook. There's loft storage space and an open en-suite bathroom fitted with a shower enclosure, free-standing bath, wc and double basin unit. The bathroom leads in to a walk-in closet offering a huge amount of clothes storage.

Outside

The property is approached from Doctor Watsons Lane through a set of electric gates, with a large area for parking and access to the garage, which has an electric roller door. The garden wraps around and has lawn areas, several entertaining areas including patios and a Shepherds hut area. There's an area of woodland wild flowers offering a wonderful retreat.

Open Plan Kitchen/Dining 7.86m x 7.34m (25' 9" x 24' 1")
(overall maximum measurement)

Utility Room 2.03m x 1.68m (6' 8" x 5' 6")

Sitting Room 7.35m x 5.30m (24' 1" x 17' 5")

Bedroom One 8.71m x 4.93m (28' 7" x 16' 2")
(Maximum length is given. Excludes width recess)

Bedroom Two 4.43m x 3.41m (14' 6" x 11' 2")

Bedroom Three Study Area 3.26m x 2.97m (10' 8" x 9' 9")

Bedroom Three 3.97m x 3.06m (13' x 10')

Bedroom Four Study Area 3.40m x 1.97m (11' 2" x 6' 6")

Bedroom Four 3.97m x 3.01m (13' x 9' 11")

Bedroom Five 2.92m x 3.10m (9' 7" x 10' 2")

THE PROPERTY & LOCATION

A superb luxury home built to an exceptional specification, occupying a generous plot of just over half an acre in the popular area of Kesgrave between Ipswich and Woodbridge. The property enjoys spacious accommodation of just over 3160 square feet and includes five bedrooms; two of which have en-suites, open plan kitchen/dining/living space, and a large sitting room. The outside entertaining spaces are fantastically finished, there's a gated entrance and a large garage.

Kesgrave is positioned between Ipswich and Woodbridge with good bus services and access to the A12. There is a Tesco Metro Tesco Extra, hairdressers and dry cleaners close by and also The Farmhouse and Black Tiles public houses. Nearby is the highly sought-after Kesgrave High School and sixth form. A short bus or car journey into Ipswich takes you to the town centre and historic waterfront with many shops, bars, restaurants, parks, theatres and cinemas.



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NO PHOTO



- High-Specification Home
- Open Plan Living/Kitchen/Dining Space
- Generous Plot Of Just Over Half An Acre
- Garage & Driveway
- Five Bedrooms & Two En-Suites
- Large Sitting Room
- Underfloor Heating
- Popular Location

East Suffolk Council Tax Banding : F



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