



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

EMERALD CLOSE, KESGRAVE, IPSWICH, IP5 2XA

TENURE : FREEHOLD

OFFERS OVER £350,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## Entrance Lobby

A useful vestibule with space for shoes and coats and a door to the...

## Lounge/Diner

Comprising;

## Lounge Area 5.87m x 3.88m (19' 3" x 12' 9")

(max measurements) With fireplace and windows to front and side aspect, open to the...



## Dining Area 2.02m x 2.97m (6' 8" x 9' 9")

With a door to the...

## Inner Hallway

With built-in storage and airing cupboard, and doors to...

## Kitchen 4.09m x 2.70m (13' 5" x 8' 10")

Fitted with a range of wall and base cabinets with work surfaces over, electric cooker point, plumbing for washing machine, inset sink/drain unit, tiled splashbacks and door to the rear garden.



## Bedroom One 3.75m x 3.18m (12' 4" x 10' 5")

A large double bedroom with windows to side and rear aspect.

## Bedroom Two 3.92m x 2.68m (12' 10" x 8' 10")

Another double bedroom with built-in wardrobe and window to rear aspect.

## Bedroom Three 3.17m x 1.99m (10' 5" x 6' 6")

With window to rear aspect.

## Bathroom

Fitted with a three-piece-suite comprising WC, wash basin and panelled bath, tiled splashbacks

## Outside

The property is approached over a shingled driveway to the front providing off-road parking and access to the garage, which has an up-and-over door, power and light connected and houses the boiler. There's hedging to the boundary and side pedestrian access leads to the rear garden, which has been laid to artificial grass, pebbled borders stocked with plants, a shed and fencing to boundaries.

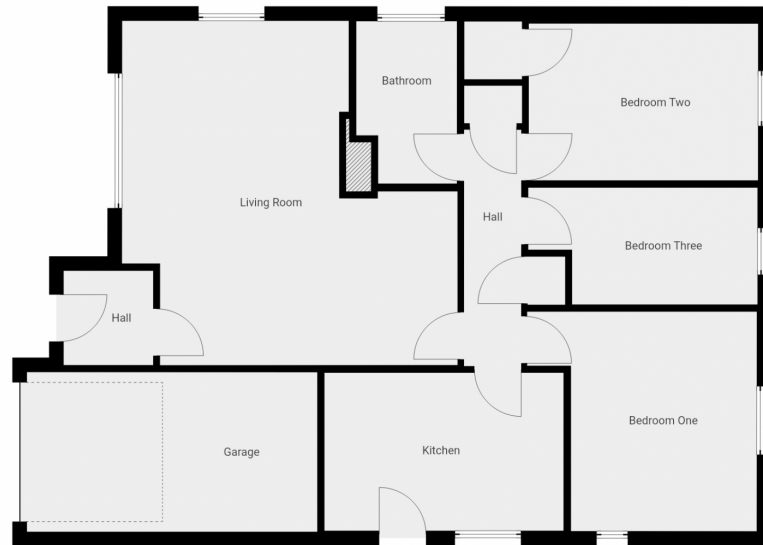
## THE PROPERTY & LOCATION

A well-presented and spacious detached bungalow situated in a cul-de-sac within the popular village of Kesgrave. The property offers good-sized accommodation of just over 1020 square feet and comprises an entrance lobby, a lounge/diner, kitchen, three bedrooms, a bathroom and an integral garage. The generous rear garden is low maintenance and there's gas central heating and double-glazed windows.

Kesgrave is located between Ipswich and Woodbridge with good bus services and access out onto 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.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Emerald Close, Kesgrave, IP5 2XA

- Detached Bungalow
- Lounge/Diner
- Garage & Driveway
- Double Glazed Windows

Council Tax Banding : D

- Three Bedrooms
- Low-Maintenance Garden
- Gas Central Heating



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