



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ROWARTH AVENUE, KESGRAVE, IP5 2FL

TENURE : FREEHOLD

GUIDE PRICE £350,000

- Popular Location
- Three Bedrooms
- Gas Central Heating
- Detached Home
- En-Suite & Family Bathroom
- Double-Glazed Windows

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and doors to...

Cloakroom

Fitted with a WC and wash basin.

Lounge 4.01m x 3.77m (13' 2" x 12' 4")

With window to front aspect, and open to the...

Kitchen/Diner 4.77m x 3.35m (15' 8" x 11')

Comprising an open plan kitchen/dining area and a further...



Additional Seating Area 2.46m x 2.02m (8' 1" x 6' 8")

The main area has space for a dining table and is fitted with a range of wall and base cabinets with work surfaces over, an inset stainless steel sink/drain unit and mixer tap, plumbing for a washing machine, a door to the outside, and the additional space could be utilised as a further seating area or study and has bi-folding doors out to the garden.

First Floor Landing

With airing cupboard houseing the hot water tank, and doors to...



Bedroom One & En-Suite 3.46m x 2.78m (11' 4" x 9' 1")

(Bedroom measurement only) A good-sized double bedroom with window to front aspect and an En-Suite shower room fitted with a shower enclosure, Vanity wash basin unit, WC and chrome towel radiator.

Bedroom Two 2.77m x 2.74m (9' 1" x 9')

With window to rear aspect.

Bedroom Three 2.96m x 1.97m (9' 9" x 6' 6")

Measurement includes a built-in wardrobe. There's a window to front aspect.

Bathroom

Fitted with a three-piece suite comprising WC, wash basin and panelled bath with shower over, chrome towel radiator and window to rear aspect.

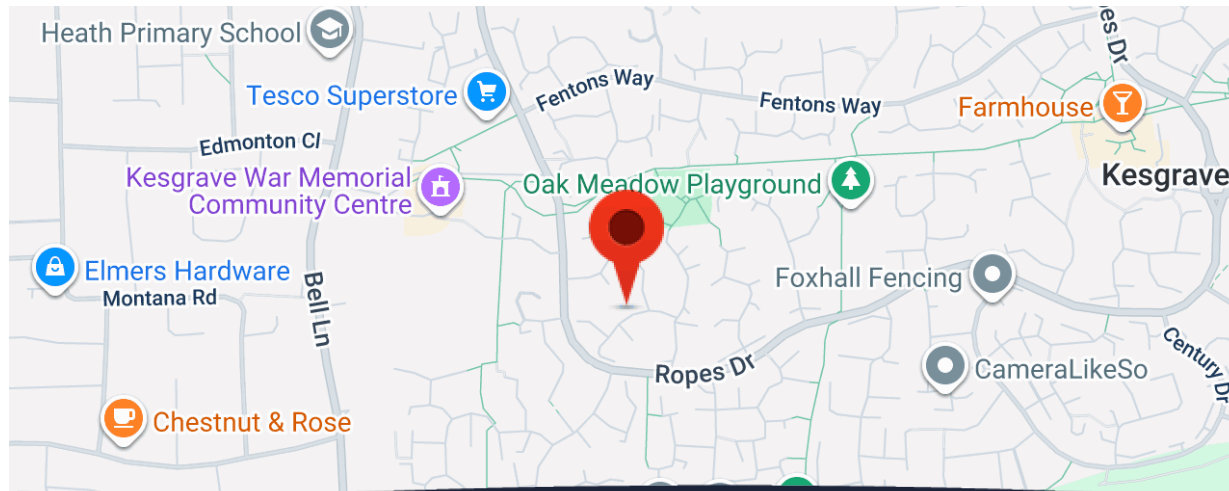
Outside

To the front of the property is a small lawned area and there's a block-paved driveway to the side providing off-road parking for several vehicles and the garage door, (the garage has been converted in to a hairdressing salon, with water, power and light connected. The rear garden has a patio area and an area of artificial lawn, all enclosed by fencing.

THE PROPERTY & LOCATION

A well-presented detached family home within the popular Grange Farm development in Kesgrave. The accommodation comprises an entrance hall, cloakroom, lounge, kitchen/dining area, three bedrooms, an en-suite and a family bathroom. There's a low-maintenance garden, a garage and a good-sized driveway providing off-road parking for several vehicles.

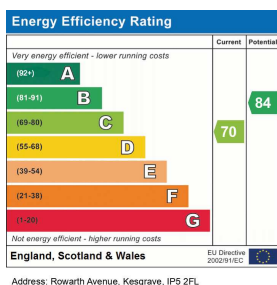
Kesgrave is positioned between Ipswich and Woodbridge with good bus services and access out onto the A12. There is a Tesco Metro Tesco Extra, hairdressers and dry cleaners close by and also The Farmhouse and Black Tiles public houses. Nearby is the highly sought after Kesgrave High School and sixth form. 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
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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

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