



Yewtree Grove, Kesgrave, Ipswich, IP5 2GL

Guide Price £375,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - We are pleased to be offering for sale this flexible detached chalet style home located in the village of Kesgrave just East of Ipswich. The property benefits from gas central heating, wood framed double glazed windows throughout and plenty of off road parking. The property comprises entry hall, lounge/dining, kitchen/dining, second reception room or possible 3rd bedroom, ground floor cloakroom, 2 double bedrooms both with en-suites and separate shower room. Outside there is close board fencing with access leading to gravel off road parking, gates leading to rear garden which is mainly laid to lawn with patio area to enjoy those warm summer evenings.

ENTRANCE HALL

Door with side panels leading into entrance hall, carpeted flooring, stairs to first floor, doors to lounge/dining, kitchen/dining, second reception/possible 3rd bedroom and cloakroom, stairs to first floor.

LOUNGE/DINER

26' 2" x 10' 10" (7.98m x 3.3m) Carpeted flooring, 2 radiator, wood framed double glazed window to front aspect, wood framed double glazed French doors to rear aspect.

KITCHEN/DINER

27' 9" x 10' 9" (8.46m x 3.28m) Kitchen area comprises eye level and matching base units with roll edge work tops, 4 ring gas hob with stainless steel extractor fan over, electric oven, plumbing for washing machine and dish washer, wall mounted gas boiler, wood framed double glazed windows to side and rear aspect, wood framed double glazed French doors to side aspect.

SECOND RECEPTION/BEDROOM 3

11' x 10' 9" (3.35m x 3.28m) Carpeted flooring, radiator, wood framed double glazed window to front aspect.

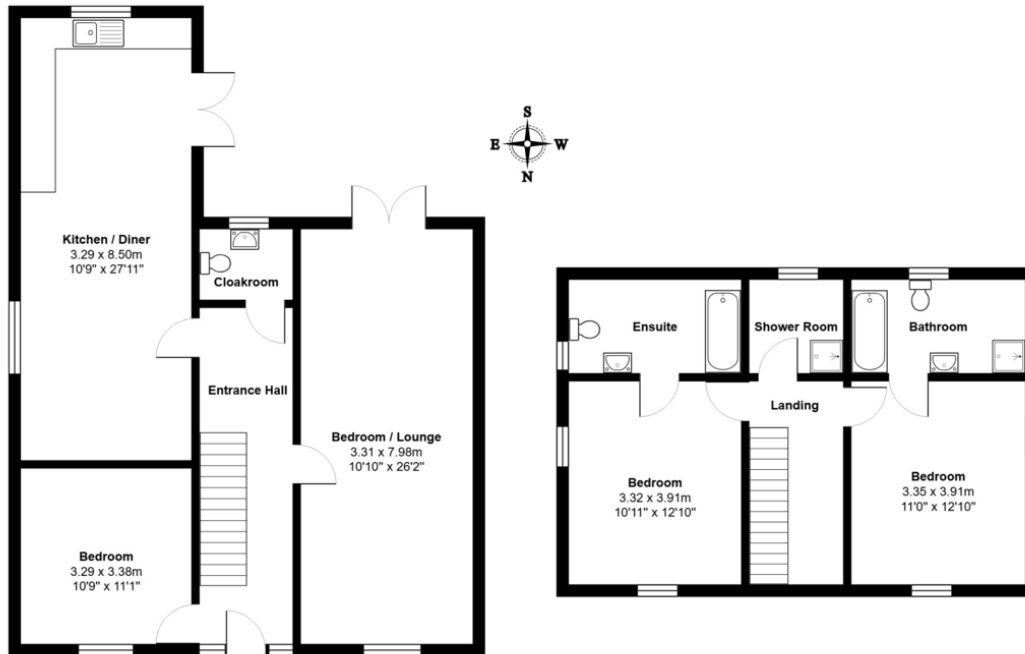
STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms and shower room.

BEDROOM 1

12' 9" x 10' 10" (3.89m x 3.3m) Carpeted flooring, radiator, wood framed double glazed windows to front and side aspect, door into en-suite, reduced ceiling height.





Total Area: 134.4 m² ... 1447 ft²

EN-SUITE

10' 9" x 5' 9" (3.28m x 1.75m) Comprising low level WC, wash hand basin and bath with shower over, radiator, extractor fan, access hatch, wood framed double glazed window to side aspect, reduced ceiling height.

BEDROOM 2

12' 8" x 11' (3.86m x 3.35m) Carpeted flooring, reduced ceiling height, radiator, wood framed double glazed windows to side and front aspect, door into en-suite.

EN-SUITE

10' 11" x 6' 5" (3.33m x 1.96m) Comprising low level WC, wash hand basin, bath & separate shower cubicle, wood framed double glazed window to rear aspect, vinyl floor covering, extractor fan, reduced ceiling height.

SHOWER ROOM

Vinyl floor covering, shower cubicle, vinyl floor covering, wood framed double glazed window to rear aspect.

OUTSIDE

Close board fencing to front drive into gravel off road parking for numerous cars, gate leading into rear garden which is mainly laid to lawn, patio area, garden shed, all enclosed by fencing.

COUNCIL TAX

East Suffolk Council
Council Tax band (C) £1,790.44

NEAREST SCHOOLS

Heath primary school & Kesgrave high school.

BROADBAND & MOBILE PHONE COVERAGE

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Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions,

dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Yewtree Grove KESGRAVE IP5 2GL	Energy rating	Valid until: 28 May 2035
	C	Certificate number: 7809-0985-1002-1925-0302



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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