



Roberts Close, Kesgrave, Ipswich, IP5 2HP

Guide Price £175,000 Freehold

**ipswich &
suffolk** estate
agents
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SUMMARY

CHAIN FREE - A deceptively spacious double bedroom detached freehold coach house, nicely tucked at the end of a desirable close in highly sought after Grange Farm, Kesgrave. The well proportioned accommodation comprises; private entrance hall with integral garage access and stairs rising to a first floor landing, lounge and dining room, contemporary kitchen with integral appliances, inner hallway with storage, double bedroom, and spacious bathroom. To the outside there is an up and over door providing vehicle access to an integral garage, and independently accessed separate storage room. Further benefits include; double glazing, gas fired central heating, and all furnishings will be included in the sale. Early viewing is highly recommended.



SHELTERED PRIVATE ENTRANCE

Double glazed door to hallway.

HALLWAY

Radiator, door to garage, BT Openreach point, stairs rising to first floor.

LANDING

Double glazed window to rear, radiator, door to lounge and dining room.

LOUNGE AND DINING ROOM

18' 6" x 10' 5" approx. max. (5.64m x 3.18m) Two double glazed windows to front, radiator, television and telephone points, opening through to kitchen, door to inner hallway.

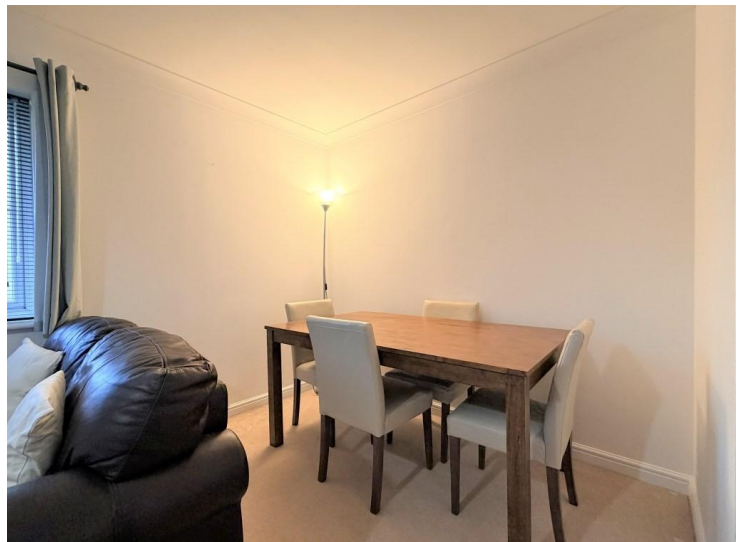


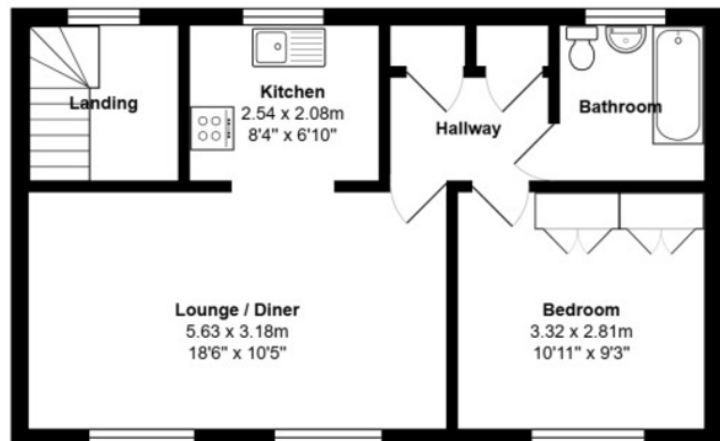
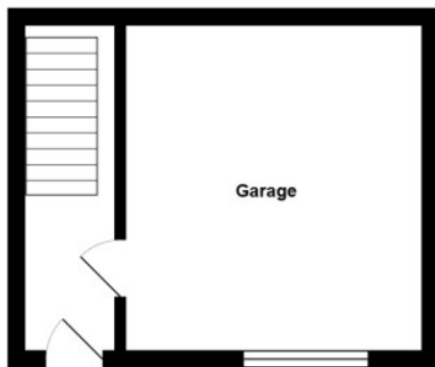
KITCHEN

8' 4" x 6' 10" approx. (2.54m x 2.08m) Double glazed window to front, a contemporary range of base and eye level fitted cupboard and drawer units, rolled edge work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill with inset electric hob and extractor over, integrated washing machine, integrated dish washer, integrated fridge freezer, tiled splash backs, vinyl flooring.

INNER HALLWAY

Two built-in cupboards, one housing the gas fired boiler and one airing cupboard with an electric heater, loft space access hatch, doors to bathroom and bedroom.





BEDROOM

10' 11" x 9' 3" approx. (3.33m x 2.82m) Double glazed window to front, radiator, telephone and television points, built-in double wardrobe.

BATHROOM

Obscure double glazed window to rear, radiator, panel bath with mixer tap, thermostatic shower and side screen, pedestal hand-wash basin with mixer tap, low level WC, fully tiled walls, shaver socket, vinyl tile effect flooring, extractor fan.

OUTSIDE

To the rear there is vehicle access via an up and over entry door to an integral garage with mains power and lighting and water tap, adjoining which there is independent access to a separate storage room.

GARAGE

9' 5" x 18' 5" approx. (2.87m x 5.61m)

EAST SUFFOLK COUNCIL

Tax band A - approximately £1,482.23 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Cedarwood primary and Kesgrave High secondary.

DIRECTIONS

Leaving Ipswich town centre, head east on Woodbridge Rd, continue onto Albion Hill, at the roundabout, continue straight

onto Woodbridge Rd, go through 1 roundabout, to the roundabout, take the 1st exit onto Woodbridge Rd E/A1071, continue to follow Woodbridge Rd E, slight right onto Woodbridge Rd E/A1214, continue to follow A1214, at the roundabout, take the 2nd exit onto Ropes Dr, continue on Century Dr. Drive to Roberts Cl, turn right onto Century Dr, turn right onto Thomas Cres, turn right to stay on Thomas Cres, turn left onto Roberts Cl, the destination will be on the right.

BROADBAND AND MOBILE PHONE COVERAGE

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 AND 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/#1/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.

Energy performance certificate (EPC)			
Kesgrave IPSWICH IP5 2HP	Energy rating C	Valid until:	7 February 2030
		Certificate number:	0055-2808-6724-2100-0475
Property type		Top-floor flat	
Total floor area		48 square metres	



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

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