



Rowarth Avenue, Kesgrave Ipswich IP5 2FL

welcome to

Rowarth Avenue, Kesgrave Ipswich

****STUNNING THREE BEDROOM FAMILY HOME **WALKING DISTANCE TO KESGRAVE SCHOOL **CLOSE TO SHOPS **66 BUS ROUTE IN & OUT OF TOWN **EASY ACCESS TO MARTLESHAM **COUNTRY WALKS **EASY ACCESS TO A12 & A14 **CLOSE TO HOSPITAL **LOTS OF BIKE PATHS
VIEWINGS HIGHLY RECOMMENDED **KESGRAVE LOCATION



Entrance Door Into –

Hallway

Stairs rising to first floor and door to living room.

Hallway

Stairs rising to first floor and door to living room.

Cloakroom

Two-piece suite comprising of wash hand basin and WC, window to side aspect.

Living Room

13' 3" x 12' 4" (4.04m x 3.76m)

Window to front aspect and opening to rear, which leads into the kitchen/breakfast room.

Kitchen/breakfast Room

15' 7" x 15' 8" (4.75m x 4.78m)

Wonderful family room with a window to rear overlooking the garden and a door to side leading to the exterior. There is a range of floor and wall units with co-ordinated work surfaces, with an integrated oven, hob and extractor and a space for a washing machine.

Garden Room

15' 7" x 8' 1" (4.75m x 2.46m)

Glazed doors to the side overlook and lead to the garden. The room would also work perfectly as a playroom or as an office.

Landing

With doors off to all bedrooms and bathroom, airing cupboard.

Bedroom One

11' 1" x 9' 1" (3.38m x 2.77m)

Window to front aspect, door to ensuite shower room.

Ensuite Shower Room

Fitted with a three-piece suite comprising of low level WC, vanity wash hand basin and shower cubicle.

Bedroom Two

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

Window to rear aspect

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)

Window to rear aspect

External Details

Front Garden

To the front of the property is a lawn area, with a pathway to the front entrance door.

To the side of the property is a driveway for off road parking.

Rear Garden

To the rear of the house the garden has been predominantly laid to lawn with a rear access into the converted garage, which has been used as a hair salon by our vendor. This is an excellent option for home working.



view this property online williamhbrown.co.uk/Property/IPW103257



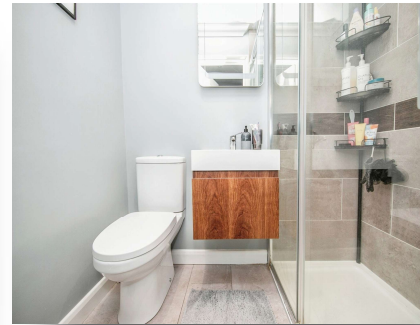
welcome to

Rowarth Avenue, Kesgrave Ipswich

- Grange Farm Kesgrave
- Close to local schools
- Near to local shops and amenities
- Within reach of A12/A14
- Cul de Sac location

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPW103257](https://www.williamhbrown.co.uk/Property/IPW103257)



Property Ref:
IPW103257 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)