



Bell Lane, Kesgrave Ipswich IP5 1JL



welcome to

Bell Lane, Kesgrave Ipswich

SUBSTANTIAL ACCOMMODATION** ***IMPRESSIVE AND IMPOSING PROPERTY IN KESGRAVE** **GOOD SIZED GARDEN** **OFF ROAD PARKING FOR MULTIPLE VEHICLES** **STUNNING KITCHEN/DINING ROOM OVERLOOKING THE GARDEN** **PRINCIPAL SUITE WITH DRESSING ROOM AND SHOWER ROOM** **LIVING ROOM WITH CEILING LANTERN*



Entrance

Upon arriving at the property, there is an immediate feel of quality - the curb appeal of this property really does stand out. The entrance door is located to the side of the property and the gloss black double doors lead into

Hallway

The property has an inner hall, with plenty of room for coats and shoes. From this lobby area, the hall opens to a breathtaking hallway with doors of and plenty of space, even to create a stunning play area and still have ample space. The hall also offers a good-sized airing/store cupboard.

Living Room

15' 9" x 14' 9" (4.80m x 4.50m)

The living room is a stunning space which been designed to incorporate a glazed ceiling lantern which brings a wealth of light into the room. The way the room is designed it gives excellent space and allows for a variety of furniture configurations. The living room flows nicely into the STUDY AREA, which has plenty of space for bookcases and would make an ideal work from home space.

Study Area

Kitchen/Dining Room

22' 8" x 20' 9" extending to (6.91m x 6.32m extending to)

This truly stunning kitchen has just been fully modernised this year to a very high specification, with new appliances, such as a new gas hob and cooker tap. The way each element of the kitchen fits and works is impressive, with large doors to the garden and roof lights providing extra light. There is a wide range of floor and wall units with co-ordinated work surfaces all finished to a high standard. Integrated appliances further enhance this stunning space. A centrepiece island unit with a chimney extractor has the added benefit of storage and breakfast bar. Folding doors overlook and lead into the garden. A door leads from the kitchen to the utility room gives all aspects needed in a family home. Ladder hatch giving access to loft space,

which is insulated and boarded. This therefore gives storage space with lighting and Velux windows.

Utility Room

11' 11" x 7' 8" (3.63m x 2.34m)

Ideal in a family home, this excellent space offers plenty of storage and doors to rear lead to the garden.

Principal Bedroom

11' 6" x 11' (3.51m x 3.35m)

The principal bedroom is located to the side of the property and has a window to side. The bedroom then has a door that leads to the dressing room.

Dressing Room

With plenty of space for shelving and hanging, this walk-in dressing room is a fantastic addition to the home. There is a window to side, giving natural light and a door goes into the ensuite.

Ensuite Bathroom

The stunning ensuite for the principal bedroom has a delightful finish and features a suite comprising of low-level WC, wash hand basin, bath and shower.

Bedroom Two

12' x 9' 2" (3.66m x 2.79m)

Double glazed window to front aspect, door to ensuite.

Ensuite Bathroom

Double glazed window to side aspect, suite comprising of low-level WC, P-shaped shower bath, wash hand basin.

Bedroom Three

13' 8" x 9' 3" (4.17m x 2.82m)

Double glazed window to front aspect.

Bedroom Four

12' 6" x 9' 2" (3.81m x 2.79m)

Double glazed window to front aspect.

Bathroom

Benefiting from a light tube, to provide additional light, this room has, like the rest of the property, been well fitted. There is a four-piece suite comprising of low- level WC, wash hand basin, bath and shower.

External Details

This property has substantial off-road parking for multiple cars to front, and to rear there is an impressive garden which has been predominantly laid to lawn, with a range of mature plants and shrubs. In order to truly appreciate the quality of the garden and property on offer, an early viewing is strongly advised.

Agent Note

Please note that the current seller has informed us that the square footage of inside the property is Approx 196 Sq Meters, 2100 Sq Feet



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Bell Lane, Kesgrave Ipswich

- SUBSTANTIAL FAMILY HOME
- IMPRESSIVE ACCOMMODATION
- STUNNING KITCHEN/DINING ROOM
- DELIGHTFUL GARDEN
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103428 - 0008

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