

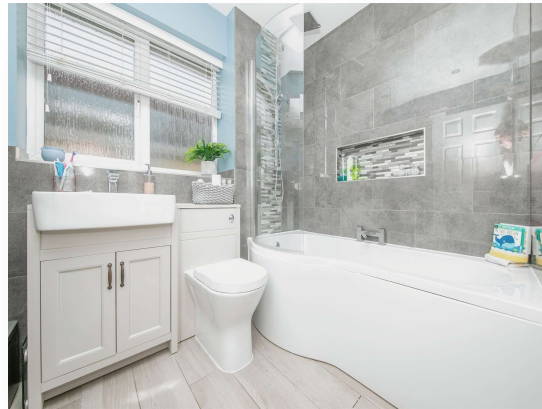


**Dobbs Drift, Kesgrave Ipswich IP5 2QG**

***welcome to***

**Dobbs Drift, Kesgrave Ipswich**

Nestled in a development of houses located off Dobbs Lane, this wonderful family home offers good family accommodation with a pleasant garden. Close to local schools, with primary and high school in easy reach, and offering easy access to the A12/14 for commuters - viewing is recommended.





**Hallway**

Door leading into hallway with doors off to the living room, dining room, kitchen and cloakroom.

**Cloakroom**

Fitted with a two-piece suite comprising of wash basin and WC.

**Living Room**

18' 7" x 10' 7" ( 5.66m x 3.23m )

Double glazed window to front and two double glazed windows to side aspect, feature fireplace. Impressive media unit which gives a delightful finish to the room.

**Dining Room**

10' 3" x 9' 4" ( 3.12m x 2.84m )

Offering scope for a number of uses, including as a dining room or office, this space is an excellent dining room. With a double-glazed window to front aspect and double-glazed doors leading into the sunroom. it could also be used as a playroom.

**Sunroom**

9' 8" x 9' 2" ( 2.95m x 2.79m )

Double glazed doors to side overlooking and leading to the garden.

**Kitchen/Breakfast Room**

13' 3" x 10' 7" ( 4.04m x 3.23m )

Double glazed window to side aspect and door to rear aspect leading to the garden, the stunning kitchen has a range of tall wall mounted units in high gloss with matching base units. Co-ordinated work surfaces add to the calibre of the room, and is an integrated double oven, hob, extractor, fridge freezer, dishwasher, washing machine.

**Landing**

With access to loft, airing cupboard.

**Bedroom One**

13' 4" x 10' 6" ( 4.06m x 3.20m )

Featuring a double-glazed window to front aspect, built in wardrobes.

**Ensuite Shower Room**

Well-presented suite incorporating a wash hand basin, low level wc and shower.

**Bedroom Two**

11' 1" x 10' 3" ( 3.38m x 3.12m )

Double glazed window to front aspect, built in wardrobes.

**Bedroom Three**

9' 7" x 8' 9" ( 2.92m x 2.67m )

Double glazed window to side aspect

**Bedroom Four**

11' 4" x 6' 6" ( 3.45m x 1.98m )

Double glazed window to side aspect

**Bathroom**

7' 2" x 6' ( 2.18m x 1.83m )

Double glazed window to rear aspect, three-piece suite comprising of low-level WC, wash hand basin, p-shaped shower bath,

**External Details**

Situated on a corner plot with paved drive to front, further block paved drive to side leading to garage and side access to rear garden with patio area. The garden is mainly laid to lawn, raised patio area, retained by brick wall.



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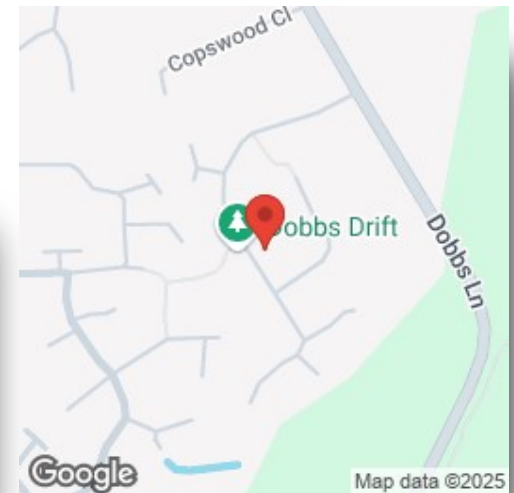
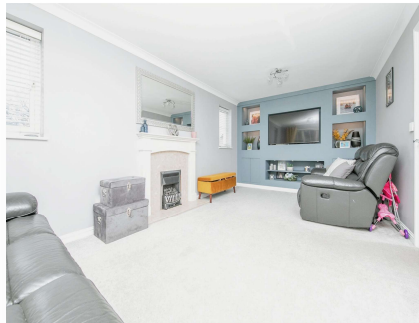
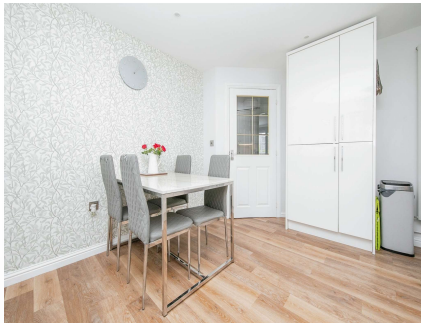
## **Dobbs Drift, Kesgrave Ipswich**

- KESGRAVE/MARTLESHAM AREA
- DETACHED FAMILY HOME
- CLOAKROOM
- ENSUITE SHOWER ROOM
- LIVING ROOM AND SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: C

guide price

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW103561 - 0006

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