

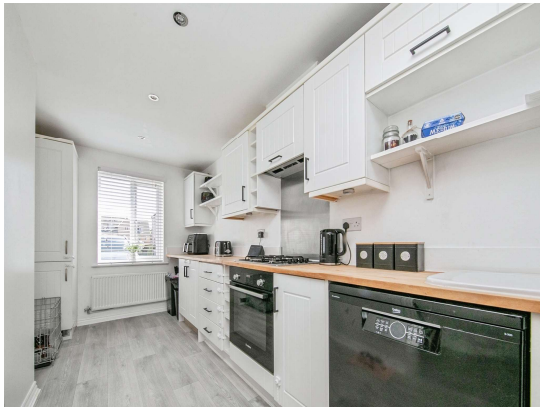
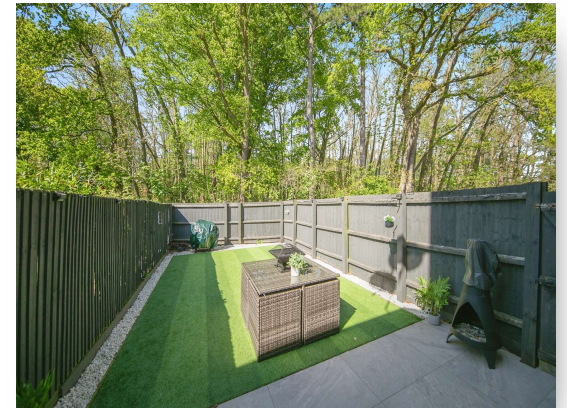


Hares Close, Kesgrave Ipswich IP5 2EZ

welcome to

Hares Close, Kesgrave Ipswich

****A FOUR BEDROOM TOWNHOUSE BACKING ONTO WOODLAND** EASY ACCESS TO THE A12 & A14** CLOSE TO LOCAL AMENITIES** KESGRAVE SCHOOL CATCHMENT **BUS ROUTES IN & OUT OF TOWN **CLOSE TO MARTLESHAM & LARGE RETAIL OUTLETS **VIEWINGS HIGHLY RECOMMENDED**



Entrance Hall

Double glazed front door into entrance hall.

Cloakroom

Two-piece suite comprising of low level W/C and a vanity wash hand basin with mixer tap over. Tiled splashback. Extractor fan.

Kitchen

16' 9" x 6' 1" (5.11m x 1.85m)

Porcelain sink unit with a mixer tap over and drainer, adjoining work surface with under cupboards and drawers and matching base units. Integrated electric oven, gas hob and extractor hood. Space for fridge/freezer. Space for dishwasher, washing machine and tumble dryer. Wall mounted boiler in cupboard. Double glazed window to front aspect.

Lounge/Diner

13' 1" x 13' 5" (3.99m x 4.09m)

Double glazed patio doors into rear garden. Inset lighting.

First Floor Landing

Double glazed window to front aspect.

Bedroom Two

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window to rear aspect.

Family Bathroom

Three-piece suite comprising of low-level W/C, vanity wash hand basin and mixer tap over. Enclosed bath. Tiled back splash and tiled flooring. Extractor fan.

Bedroom Four

11' 10" x 6' 3" (3.61m x 1.91m)

Double glazed window to front aspect.

Second Floor Landing

Access to loft, which has a pull-down ladder, is boarded and has inset lighting fitted.

Bedroom Three

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window to front aspect.

Bedroom One

15' 6" narrowing to 11'5 x 13' 1" (4.72m narrowing to 11'5 x 3.99m)

Double glazed doors with Juliet balcony to rear aspect. Access to: -

En-Suite

Three-piece suite comprising of low level W/C, vanity wash hand basin with mixer tap over and double shower with glass enclosure. Tiled flooring and part tiled walls. Extractor fan.

Outside**Front Garden**

Block paved with allocated parking for two cars. Variety of shrubs. Gate with access to garden.

Rear Garden

Enclosed with panel fencing, low maintenance Astro turf. Backing onto woodlands with a beautiful and non-overlooked aspect.



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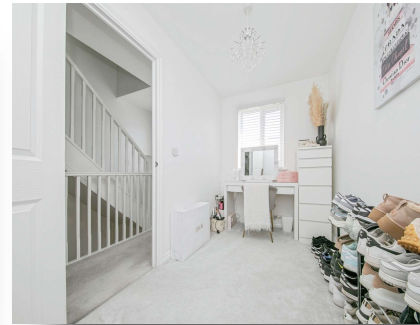
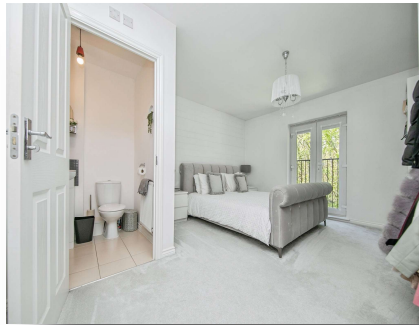
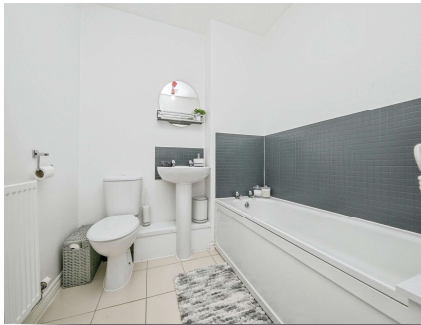
Hares Close, Kesgrave Ipswich

- Four Bedrooms
- Backing onto Woodlands
- Generous Master Bedroom with En-Suite
- Two Allocated Parking Spaces
- Close to Local Amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103767 - 0003

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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.



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