



Holly Road, Kesgrave Ipswich IP5 1HX

welcome to

Holly Road, Kesgrave Ipswich

Offering a good-sized accommodation, this wonderful family home has been enjoyed by our vendors for many years. There is the benefit of a delightful garden and plenty of off-road parking to front. A spacious living room to the rear of the property is an excellent family area. Viewing advised.



Entrance Hall

Spacious entrance hall with stairs rising to the first floor. This room gives an excellent first impression and gives an idea of the space and size on offer within the space.

Cloakroom

Fitted with a two piece suite comprising of a low level WC and wash hand basin.

Living Room

21' 4" x 20' (6.50m x 6.10m)

Situated to the rear of the house, this wonderful room is an ideal family space, with windows giving a light and airy feel.

Kitchen

13' 7" x 13' 10" (4.14m x 4.22m)

Fitted with a wide range of floor and wall units with co-ordinated roll top work surfaces and sink drainer unit, An island unit further complements the space, With a window to rear overlooking the garden, an early viewing is recommended to appreciate the size and quality of the space on offer.

Utility Room

9' x 8' 4" (2.74m x 2.54m)

The utility room perfectly complements the kitchen and gives plenty of additional unit space, with work surfaces over and a window and door to the side aspect.

Study

10' 2" x 10' 2" (3.10m x 3.10m)

Located to the side of the property, and accessed via an inner hall with three built in storage wardrobes. The study has an window to side and is an ideal home working space, which equally could work as a playroom or craft room.

Dining Room

22' max into window x 12' 9" (6.71m max into window x 3.89m)

Located to the front of the property, this space has great potential and would suit use as a bedroom or

reception room. Using this space alongside some of the other rooms at the front gives excellent scope for an annex element or multi-generational living, subject to the relevant consents.

Bedroom 5

17' 4" into window x 13' 10" (5.28m into window x 4.22m)

To the front of the property, this room is a good size and offers a box bay window to the front.

Bedroom 6

12' 9" x 8' 7" (3.89m x 2.62m)

Situated at the front of the house, this bedroom is a good size with a window to front. Given its location near the front entrance, it could also make an excellent work from home space.

Bathroom

Ideal for a family, there is a lobby as you go towards the bathroom with a separate W/C, and a door to the bathroom which is fitted with a four-piece suite comprising of a shower, bath, wash hand basin and toilet.

Landing

The spacious galleried landing is a wonderful space with a window to front and a double airing cupboard.

Principal Bedroom

21' 5" x 15' 3" (6.53m x 4.65m)

With windows to rear and side aspects, this lovely room has views to rear over the garden and access to an ensuite shower room.

Ensuite Shower Room

Fitted with a three piece suite comprising of wash hand basin, low level W/C, panel enclosed bath.

Bedroom Two

18' 8" x 13' 3" (5.69m x 4.04m)

Window to front aspect, with recessed box window to front.

Bedroom Three

18' 1" x 13' 1" (5.51m x 3.99m)

Recessed box window to front aspect.

Bedroom Four

15' 3" x 8' 9" (4.65m x 2.67m)

Recessed window to side aspect

Wc

Separate W/C, with low level W/C and wash hand basin.

External Details

To the front of the property is off road parking for multiple vehicles. There is a double garage and to the rear there is a delightful garden with a range of mature plants, shrubs and trees and large shed to remain.

Double Garage

With power and light, along with toilet and sink



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welcome to

Holly Road, Kesgrave Ipswich

- OLD KESGRAVE
- EXCELLENT FAMILY HOME
- KITCHEN AND UTILITY ROOM
- ENSUITE TO PRINCIPAL BEDROOM
- CLOAKROOM

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£695,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103795 - 0004

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