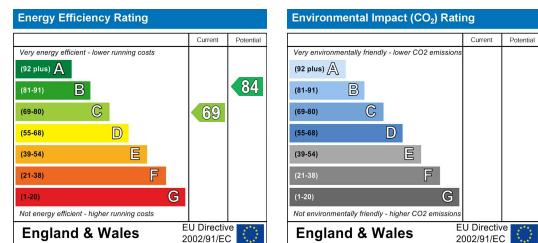


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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16 Llewellyn Drift, Grange Farm IP5 2DN

£370,000

HAMILTON SMITH IPSWICH are pleased offer this SPACIOUS 3/4 bedroom linked detached property situated in a tucked away position on Grange Farm. With a 1st floor shower room and ground floor bathroom, kitchen/breakfast room, 16ft lounge, separate dining room, ground floor bedroom 4/study, conservatory, 1st floor with shower room, 3 double bedrooms with the master bedroom boasting a walking in wardrobe. Outside has an enclosed rear garden, driveway providing off road parking for 2 cars leading to a garage.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

16 Llewellyn Drift, Grange Farm, IP5 2DN

Kesgrave/Grange Farm

The small town of Kesgrave that incorporates Grange Farm is situated just to the east of Ipswich, and offers local shopping facilities along with Tesco supermarket, sports ground and library. The property is in catchment for the well regarded Kesgrave High School. There is good access to both the A12 & A14 trunk routes to London, Cambridge & Norwich and mainline railway stations at both Ipswich & Woodbridge offering regular services to London Liverpool St and Norwich. Ipswich which is Suffolk's county town offers further facilities including high street shopping, sports clubs, bars & restaurants, marina & waterfront development and music entertainment venues.

Composite front door to

ENTRANCE HALL:

Under stairs cupboard, airing cupboard with hot water tank, radiator and doors off.

KITCHEN/BREAKFAST ROOM: 10'6 x 11 (3.20m x 3.35m)

Double glazed window to front, a range of wall and base units, drawers, worktops, sink and drainer, breakfast bar, part tiled walls, 5 ring gas hob with extractor over and electric oven, integrated dishwasher, fridge and freezer, glass fronted wine cooler and space for washing machine and a radiator.

LOUNGE: 16'3 x 14 (4.95m x 4.27m)

Double glazed double doors to rear garden, feature wood burner, and radiators.

DINING ROOM: 9'3 x 11'7 (2.82m x 3.53m)

With built in cupboards, laminated floor, radiator, double glazed doors to conservatory and to hallway.

CONSERVATORY: 13' 8 x 8'6 (3.96m 2.44m x 2.59m)

Brick base and double glazed windows and double doors to garden, with partly panelled walls, bespoke "bar" with an oak top and useful storage, laminated floor and radiators.

STUDY/BEDROOM 4: 11 x 9 (3.35m x 2.74m)

Double glazed window to front and a radiator.

BATHROOM:

Bath with a shower over, W.C, hand wash basin, radiator and extractor.

1st FLOOR LANDING:

Doors off.

BEDROOM ONE: 11'9 x 8'9 (3.58m x 2.67m)

Dormer window to front with extra space suitable for a dressing table, radiator, door to...

DRESSING ROOM/WALK IN WARDROBE: 6'6 x 4'5 (1.98m x 1.35m)

With built in storage, drawers and hanging rails. Double glazed skylight.

BEDROOM TWO: 13'5 x 8'6 (4.09m x 2.59m)

Double glazed dormer window to front, radiator and laminated floor.

BEDROOM THREE: 11 x 9'2 (3.35m x 2.79m)

Double skylight, double glazed window to side and a radiator.

SHOWER ROOM:

Double glazed skylight, shower cubicle, hand wash basin, W.C, and a radiator.

OUTSIDE:

To the front is a garden enclosed by a hedge, side access to the rear via a gate. There is a GARAGE to the front (not joined to the property) with power and light connected with A DRIVEWAY providing off road parking for at least 2 cars.

To the rear is an enclosed low maintenance style garden. Mainly laid with patio pavers, raised decking with a pergola, shed, mature Silver Birch tree, shingle area, tap and fence surround.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

