



## 64 Ropes Drive, Grange Farm IP5 2BR

£465,000

Beautifully presented and EXTENDED 4 bedroom DETACHED family house situated on Grange Farm. IMMACULATE throughout and enjoys an open plan Howdens fitted kitchen/diner, 17ft lounge, 17ft extension for dining room/playroom or office space, master bedroom with en-suite, family bathroom, double glazed windows, gas central heating, landscaped garden and off road parking. Must be viewed to appreciate the accommodation on offer.



### 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.

### DATA PROTECTION ACT 1998

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### 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.

### Front door to...

#### ENTRANCE HALLWAY:

Luxury vinyl floor, radiator, cupboard, stairs off and door off.

#### CLOAKROOM:

W.C, hand wash basin, radiator and LVF.

#### LOUNGE: 17'6 x 11'6 (5.33m x 3.51m)

Double glazed doors to rear, feature electric fire, LVF and radiators.

#### KITCHEN/DINER: 16'7 x 10 (5.05m x 3.05m)

Double glazed window to front, a fitted Howdens kitchen with integrated appliances including a washing machine, dishwasher, fridge/freezer, drinks cooler, electric hob & double oven, extractor hood, wall and base units, sink and drainer, work tops, tiled floor and radiator. Fitted seating area and table.

#### DINING ROOM/STUDY/PLAYROOM: 17'4 x 10 (5.28m x 3.05m)

Double glazed window to front and door to rear. LVF and radiator.

#### 1st FLOOR LANDING:

2 airing cupboards housing the boiler and immersion tank. Loft access and doors off.

#### BEDROOM ONE: 15'8 x 9'7 (4.78m x 2.92m)

Double glazed window to front, built in wardrobes, laminated floor, radiator, door to...

#### EN-SUITE:

Double glazed window to side. Shower cubicle, W.C, hand wash basin, extractor fan, towel radiator and LVF.

#### BEDROOM TWO: 12 x 10'8 (3.66m x 3.25m)

Double glazed window to front, laminated floor, radiator and built in wardrobes.

#### BEDROOM THREE: 10'9 x 9'7 (3.28m x 2.92m)

Double glazed window to rear, built in wardrobes and a radiator.

#### BEDROOM FOUR: 7'6 x 6'9 (2.29m x 2.06m)

Double glazed window rear and a radiator.

#### BATHROOM:

Double glazed window to front, bath with mixer shower tap, hand wash basin, W.C, extractor and towel radiator.

#### OUTSIDE:

To the front is a garden with a hedge. Side access to rear via a gate.

The rear garden has a lawn, large patio, decorative shingle, shed, fence and wall boundary. There is space for off road parking and double gates to rear with further parking.

#### IPSWICH OFFICE:

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

