



Main Road, Ipswich,
£495,000

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Situated in the sought after area of Kesgrave is this stunning 3/4 bedroom bungalow on a substantial sized plot. INTERNAL VIEWING HIGHLY RECOMMENDED.

LOCATION

Located in the sought after area of Kesgrave, the property is within the catchment for Heath Primary School and Kesgrave High School. The local bus route from Martlesham to Ipswich Train Station is a short walk away. Easy access is also provided to the A12 and A12/A14 providing links to Woodbridge, Felixstowe and Colchester.

Kesgrave is situated to the East of Ipswich and has an abundance of local shops and amenities within easy reach such as Tesco superstore, a Library, vets practice, doctors surgery and local food establishments. Martlesham is accessible via public walking paths and provides a retail park with larger stores, whilst Ipswich and Woodbridge are located a short drive away and provide a range of independent shopping facilities as well as larger stores.

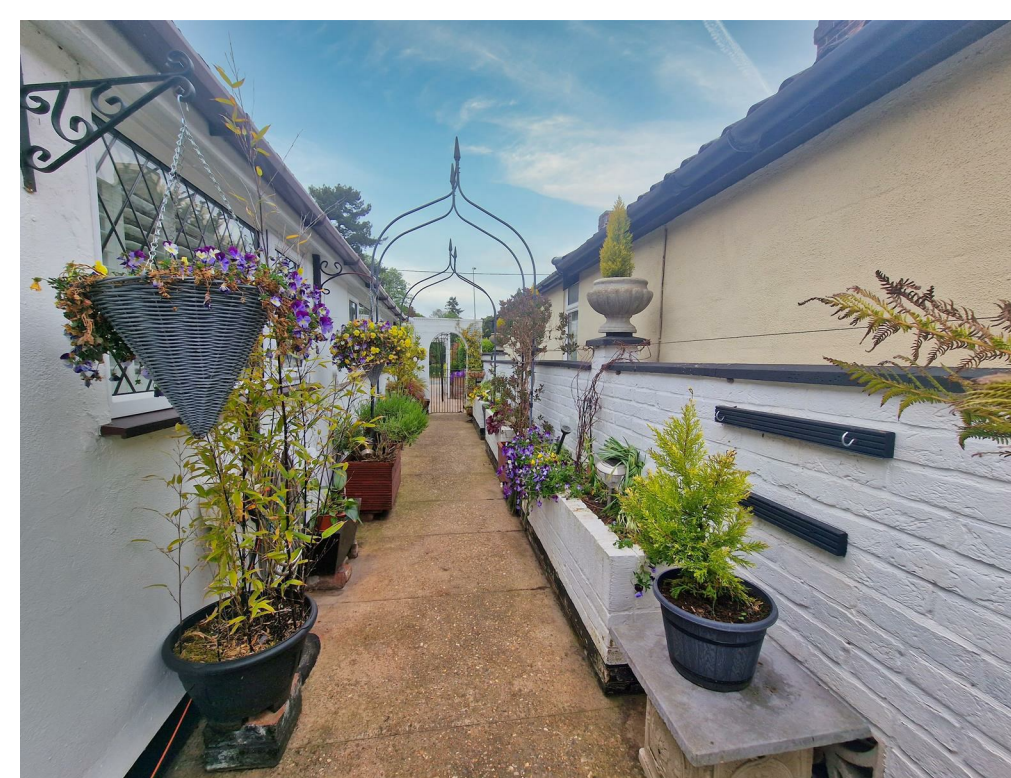
THE PROPERTY

This property is a three-bedroom detached bungalow positioned within the popular location of Kesgrave. The property features a kitchen/breakfast room, sitting room, dining room, conservatory, two further double bedrooms, family bathroom and a further bathroom. To the front of the property is a sweeping driveway providing ample parking for several cars. To the rear of the property is a mature private garden benefiting from patio area for entertaining, a greenhouse, storage shed, workshop and summer house. A private gated lane is located to the rear of the garden giving access to a neighbouring road. Owned Solar panels with a feed in tariff provides you with an extra income.

Council Tax D:
East Suffolk Council

- **KESGRAVE HIGH SCHOOL CATCHMENT**
- **KITCHEN/BREAKFAST ROOM**
 - **BUNGALOW**
 - **LARGE PLOT**
- **TWO BATHROOMS**
 - **LOUNGE**
- **SOLAR PANELS**
- **POPULAR LOCATION/AMPLE SHOPPING FACILITIES NEARBY**
 - **MATURE GARDEN**
- **EASY ACCESS TO A12/A14**





FRONT

The property is approached by a sweeping brick paved driveway with parking for several cars. Front garden features plants and shrubs on borders either side. A car port stands to the front of the property with a porch leading to the hallway.

HALLWAY

This light and airy hallway provides access to living, kitchen diner and sleeping accommodation together with access to a family bathroom.

SIDE PATHWAY

To the side of the property there are decorative metal arches leading to the rear garden. The pathway leading to these arches features raised flower beds with shrubs and plants. Brick feature walls to the side together with hedging.

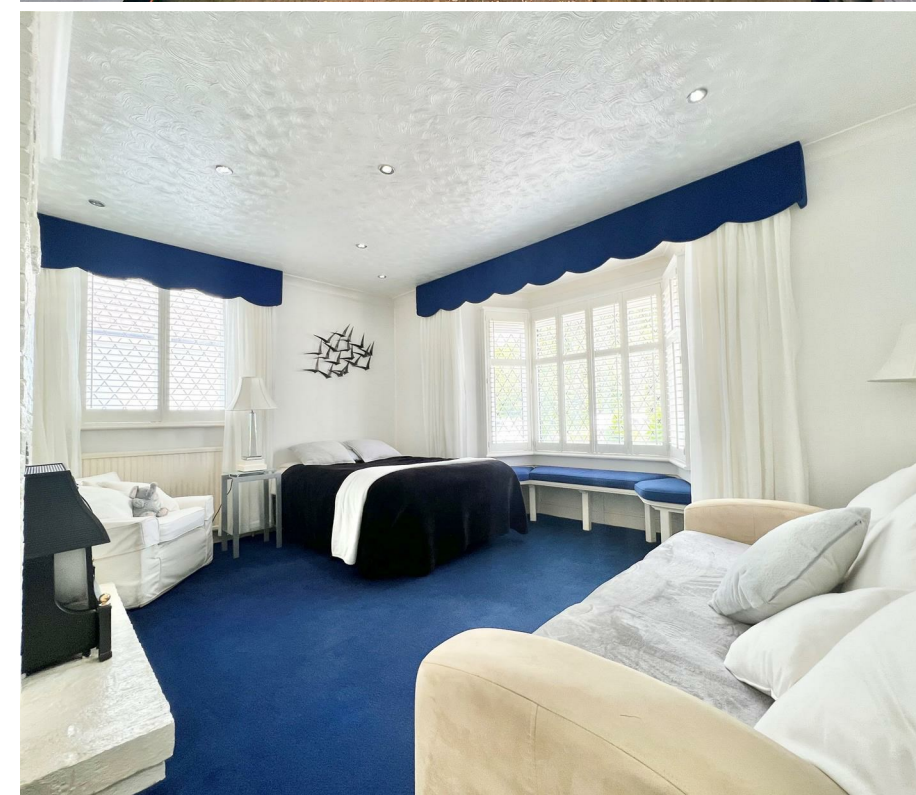
LOUNGE/BEDROOM

15'5" x 12'0" (4.70 x 3.66)

Panel glazed door leading into the lounge, double glazed bay windows with seating in bay, double glazed window to side, spotlights, brick feature fireplace with feature fire, side brick feature wall, wall lights, radiator. Two radiators, carpeted.

BATHROOM

Double glazed window to side, heated towel rail, panel jacuzzi bath with shower attachment, spotlights. Half tiled walls with mirror feature over. Tiled flooring, underfloor heating, pedestal hand wash basin, low level WC with push button flush.





KITCHEN/BREAKFAST ROOM

17'3" x 9'6" (5.28 x 2.92)

This spacious kitchen diner features a range of shaker style floor standing and wall units, glass display units, worktops over, breakfast bar. Double glazed window to side access. Smooth ceiling together with velux windows above. Adjustable ceiling spotlights and inset spotlights. Stainless steel inset sink with cupboards under, mixer tap, Gas hob with gas/electric oven, stainless steel extractor hood over. Inset double oven to tall standing unit. Integrated dish washer. American style fridge freezer, Tilled flooring.

UTILITY ROOM

5'10" x 5'4" (1.8 x 1.63)

Range of shaker style cupboards, work unit, space and plumbing for washing machine, space for tumble dryer. Boiler. double glazed door to side access.

DINING ROOM

14'0" x 10'11" (4.29 x 3.35)

Archway leading from kitchen/breakfast room. Feature fireplace, tiled flooring, underfloor heating.

CONSERVATORY/GARDEN ROOM

25'6" x 8'8" (7.79 x 2.66)

Polycarbonate roof, double glazed to side access, windows to room side. Wall lights, power and tiled flooring and radiators.

MIDDLE BATHROOM

13'5" x 8'7" (4.09 x 2.62)

Double glazed window to side access. Fully tiled walls and flooring, underfloor heating, spotlights, hand wash basin, beday, low level WC, panel jacuzzi bath, sperate shower unit. Storage units. Access to loft.

MASTER BEDROOM

15'10" x 13'3" (4.85 x 4.04)

Double glazed bay window to rear aspect, radiator under. Double glazed window to side access, radiator under. Carpeted.



BEDROOM THREE

11'10" x 9'1" (3.61 x 2.78)

Over bed cupboards and to the side wardrobes, double glazed window to side access, radiator under, carpeted.

BEDROOM TWO

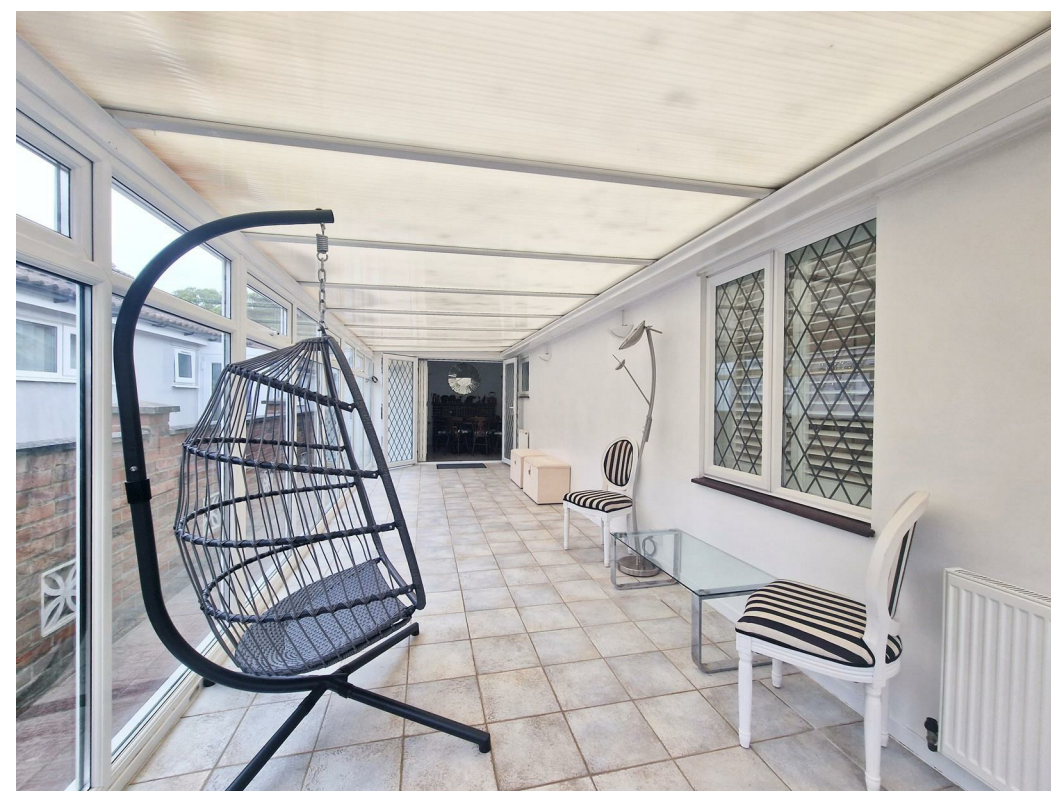
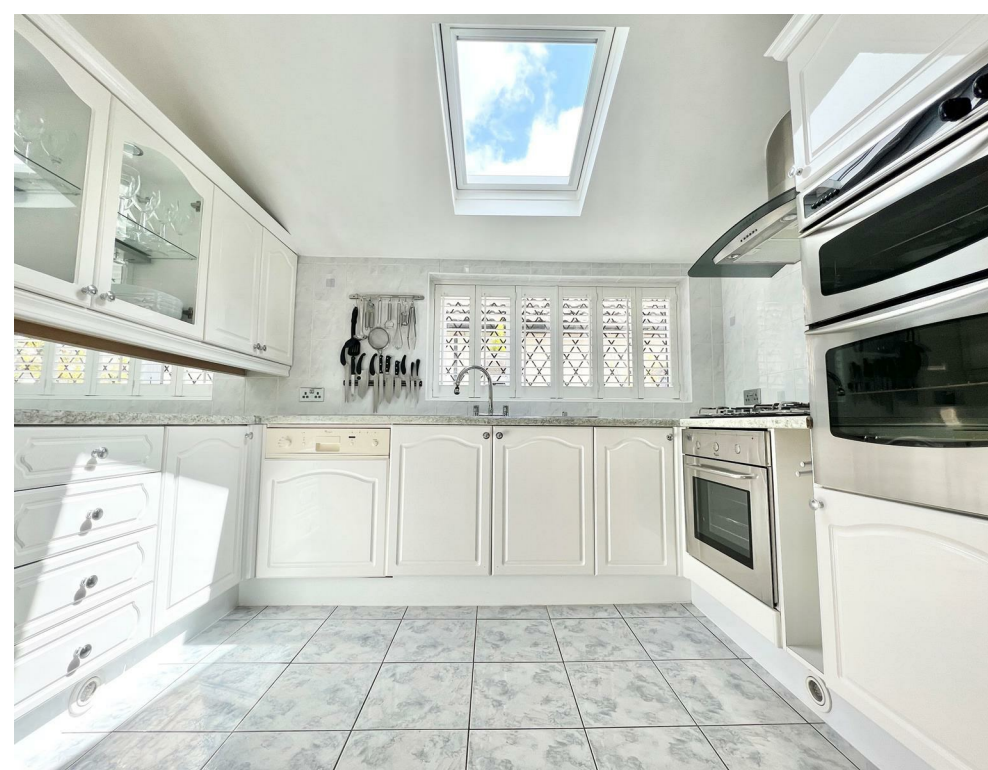
11'8" x 10'2" (3.58 x 3.10)

Double glazed access to side aspect, radiator under, double glazed window to side access, radiator under. Built in sliding wardrobes, Carpeted.

REAR GARDEN

Mature garden with an abundance of separate areas for relaxing and entertaining. Patio area featuring outside entertaining area with tropical shrubs and plants, dwarf wall with brick feature surround, lawned area, further patio area and pathway leading to outbuildings, greenhouses, workshop and shed, circular brick features. A good deal of privacy is achieved within the gardens to relax underneath the attractive pergola.











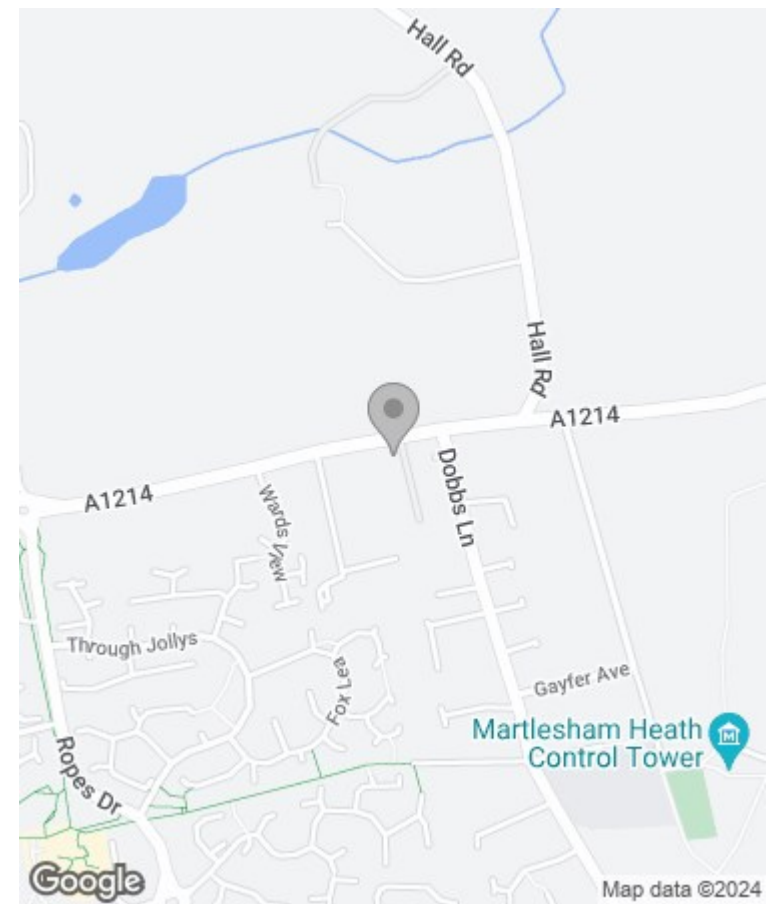


GROUND FLOOR
1450 sq.ft. (134.7 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	