



32 St. Agnes Way, Kesgrave, Ipswich, IP5 1JZ

£425,000

Located in a quiet cul-de-sac location in the popular town of Kesgrave this spacious FOUR bedroom detached house with benefits from garage, off road parking and garden. Presented in good order throughout, the property includes Living room, Dining room, Kitchen/Breakfast room, cloakroom, family bathroom and En-suite.

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

Kesgrave is situated on the eastern edge of Ipswich and offers many amenities such as shops including a Tesco Metro, three good primary schools and Kesgrave High School, a community hall, the renowned Milsoms Kesgrave Hall, ample green spaces, and easy access to the Heritage Coast. Kesgrave also offers excellent access to BT Adastral Park, Ipswich Hospital, and the A12 and A14 commuter trunk roads.

ENTRANCE HALL:

Stairs to first floor and doors to....

CLOAKROOM:

Double glazed window to rear, hand wash basin, low level W/C.

LIVING ROOM: 20'2" x 10'5" (6.17 x 3.20)

Double glazed window to front, double glazed window to side, wood effect flooring, feature fire and surround and radiator.

KITCHEN / BREAKFAST ROOM: 10'5" x 12'7" (3.18 x 3.84)

Double glazed door to rear and window to side, range of wall and base units with work surfaces over, breakfast bar, integrated sink and drainer, integrated oven with extractor and hob, space for appliances, ceiling spot lights and tiled flooring.

DINING ROOM: 9'9" x 8'7" (2.98 x 2.64)

Double glazed window to front, double glazed French doors to garden and radiator.

LANDING:

Doors to ...

BEDROOM 1: 10'9" x 11'10" (3.30 x 3.62)

Double glazed window to front, built in cupboard, radiator and door to en-suite.

EN-SUITE:

Double glazed window to front, shower cubicle, low level W/C and hand wash basin.

BEDROOM 2: 10'4" x 9'11" (3.16 x 3.03)

Double glazed window to front, built in cupboard space and radiator.

BEDROOM 3: 11'1" x 7'10" (3.40 x 2.39)

Double glazed window to side and radiator.

BEDROOM 4: 9'4" x 8'9" (2.85 x 2.67)

Double glazed window to side and radiator.

BATHROOM:

Double glazed window to rear, panelled bath, low level W/C and hand wash basin.

OUTSIDE:

Mature gardens to front and side.

The rear garden is part walled with mature shrubs and borders, is laid to lawn, with patio area and fenced surround.

Ample off road parking.

GARAGE:

Up and over door, with off road parking to the front of the garage. Courtesy door to rear garden.

P and H Estates

01473 353287

