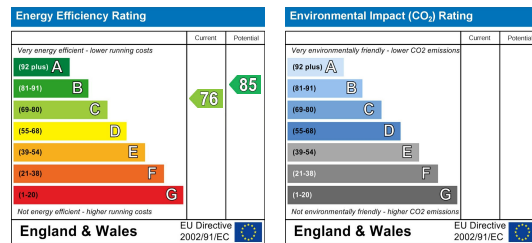




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25 Hartree Way, Kesgrave, Ipswich, IP5 2DY

£465,000

This well appointed 5 bedroom detached family home is located on the Grange Farm Development. The property comes laid to lawn and patio rear garden with driveway to side, providing ample off-road parking. The extended entrance porch leads to an entrance hallway, ground floor cloakroom, fitted kitchen/diner and a greatly sized living room. On the first floor there is, a family bathroom, master bedroom with en-suite and two more bedrooms. On the top floor there are two more bedrooms. Well presented throughout. Offered with no onward chain.



**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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# 25 Hartree Way, Kesgrave, Ipswich, IP5 2DY

## 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:

Double glazed door to entrance porch, karndeian flooring, cupboard under the stairs, stairs to first floor, double radiator.

## CLOAKROOM:

Radiator, low level W/C, hand wash basin with mixer tap and cupboard underneath.

## KITCHEN/DINER: 17'10" x 9'6" (5.44m x 2.9m)

Double glazed window to front, double glazed door overlooking rear garden, two double radiators, integrated hob, oven and extractor, built in fridge freezer, dishwasher, space for washing machine, tiled floor, cupboards with under lighting.

## LIVING ROOM: 17'9" x 10'8" (5.42m x 3.27m)

Solid oak flooring, feature fireplace with surround, double glazed door overlooking rear garden, two radiators, double glazed window to front.

## FIRST FLOOR LANDING:

Double glazed window to rear, stairs to second floor and doors to...

## BEDROOM ONE: 11'3" x 10'9" (3.43m x 3.3m)

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

## EN-SUITE: 8'0" x 4'7" (2.44m x 1.4m)

Double glazed window to front, half tile surround, low level W/C, hand wash basin, king sized contemporary shower with marine boarding and radiator.

## BEDROOM TWO: 10'10" x 9'4" (3.31m x 2.87m)

Double glazed window to front and radiator.

## BEDROOM THREE: 11'9" x 6'8" (3.6m x 2.05m)

Double glazed window to front, cupboard housing gas boiler, fitted wardrobe.

## BATHROOM: 6'9" x 6'8" (2.07m x 2.04m)

Double glazed window to front, tiled floor, low level W/C, pedestal hand wash basin, paneled bath, glass shower screen, wall mounted shower and wall tiles.

## SECOND FLOOR LANDING:

Double glazed window to rear, space for furniture and double glazed velux to front.

## BEDROOM FOUR: 12'7" x 10'9" (3.85m x 3.29m)

Double glazed window to front, doubled glazed velux window to rear and double radiator.

## BEDROOM FIVE: 12'8" x 9'5" (3.87m x 2.89m)

Double glazed window to front, doubled glazed velux window to rear and radiator.

## OUTSIDE:

Landscaped garden to front, outlined by a small brick wall, large storage shed to side, driveway providing ample off road parking, Rear garden with side access gate, patio laid to lawn, raised decking area, well stocked with flowers and shrubs, enclosed by panel fencing, not overlooked and electric supply for spa pool.

## GARAGE:

Has up and over door, power and light connected.

## P&H Estates

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