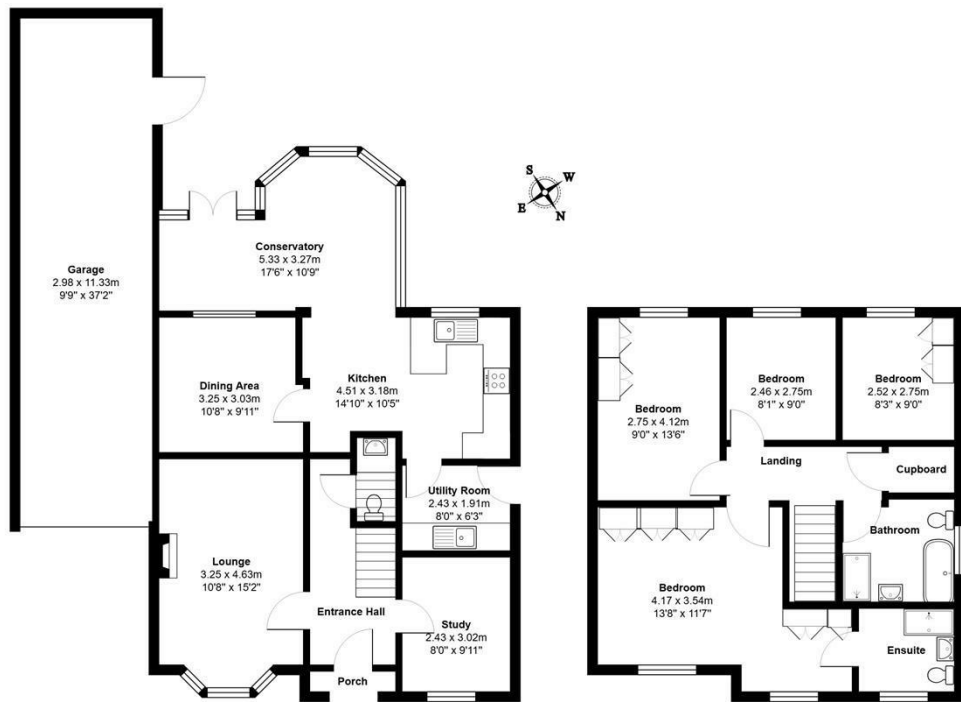


64 Jeavons Lane, Kesgrave, Ipswich, IP5 2EB

£500,000

OIEO £500,000, welcome to this charming 4-bedroom detached house located on the sought-after Jeavons Lane in Kesgrave. This much-loved property boasts a perfect location in the popular Grange Farm area.

With a spacious reception room, the property features four bedrooms, master with en-suite and immaculate presentation throughout. From the well-kept gardens at the front and rear of the property to the beautifully maintained interior, garage and off-road parking, this property offers the perfect blend of comfort and functionality.

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

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.



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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 leading to first floor, wooden flooring, radiator and storage cupboard.

CLOAKROOM:

Low level w/c, radiator and hand wash basin.

LIVING ROOM: 10'7" x 15'2" (3.25 x 4.63)

Double glazed bay window to front, radiators and feature gas fireplace.

STUDY: 7'11" x 9'10" (2.43 x 3.02)

Double glazed window to front and radiator.

KITCHEN: 14'9" x 10'5" (4.51 x 3.18)

Double glazed window to rear, range of wall and base units with work surfaces over and tiled splash backs. Integrated oven, gas hob and extractor over, fridge/freezer and wine rack, tiled floor. Stainless steel sink and drainer. Door to...

UTILITY: 7'11" x 6'3" (2.43 x 1.91)

Double glazed door to side, space for washing machine and tumble dryer, worktops, sink, wall-mounted boiler, tiled floor and radiator.

DINING ROOM: 10'7" x 9'11" (3.25 x 3.03)

Double glazed window to rear and radiator.

CONSERVATORY: 17'5" x 10'8" (5.33 x 3.27)

Double glazed bay window to rear, double glazed french doors to rear, electric wall heaters and tiled flooring.

LANDING:

Loft access, airing cupboard and radiator.

BEDROOM ONE: 13'8" x 11'7" (4.17 x 3.54)

Double glazed windows to front, two built in wardrobes, dressing area and radiators.

EN-SUITE:

Double glazed window to front, walk in shower, low level w/c, hand wash basin, extractor and radiator.

BEDROOM TWO: 9'0" x 13'6" (2.75 x 4.12)

Double glazed window to rear, built in wardrobe and radiator.

BEDROOM THREE: 8'0" x 9'0" (2.46 x 2.75)

Double glazed window to rear, built in wardrobe and radiator.

BEDROOM FOUR: 8'3" x 9'0" (2.52 x 2.75)

Double glazed window to rear and radiator.

BATHROOM: 8'0" x 7'11" (2.46 x 2.43)

Low level w/c, hand wash basin, panelled bath, walk in shower, heated towel rail, tiled walls and underfloor heating.

OUTSIDE:

FRONT GARDEN:

The front garden is laid to lawn with pathway leading to front door. There is side access to the rear garden and driveway where there is off road parking for multiple cars and leads to garage.

REAR GARDEN:

Garden is South-West facing and is enclosed by panel fencing, flower and shrub borders, decked area and lawned area.

TANDAM GARAGE: 36'1" x 9'2" (11 x 2.8)

Double tandem garage with door to side, up and over door and power.

P&H Estates

Call P&H Estates on 01473 353287 or email enquiries@pandhestates.co.uk

