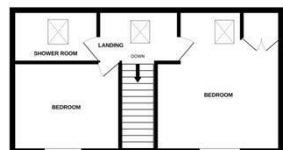




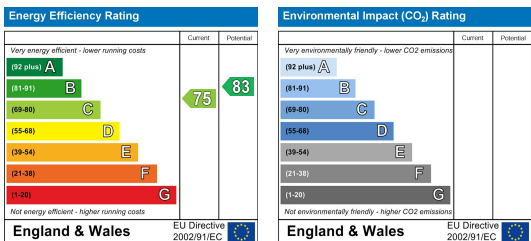
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C5022

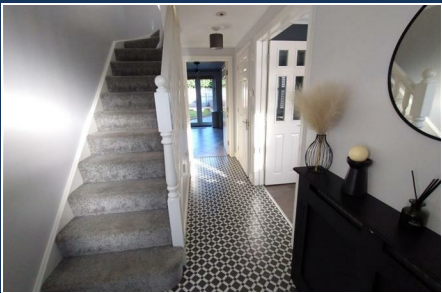


PH
&
ESTATES
LOCAL INDEPENDENT
ESTATE AGENT

3 Bull Drive, Kesgrave, Ipswich, IP5 2BS

£510,000

This perfectly presented 5 BEDROOM DETACHED three storey property is set within the heart of Grange Farm. Accommodation comprises of five bedrooms, sitting room, dining room, modern fitted kitchen/breakfast room and gated front to DOUBLE GARAGE. Internal viewing is highly recommended to appreciate this lovely family home.



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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3 Bull Drive, Kesgrave, Ipswich, IP5 2BS

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.

FRONT ENTRANCE DOOR TO:

ENTRANCE HALLWAY:

Tiled floor, stairs to first floor and doors to...

CLOAKROOM:

Wash hand basin set into vanity unit, low level W/C, radiator and tiled floor.

SITTING ROOM: 21'6" x 11'5" (6.55m x 3.48m)

Window to front and doors to rear garden, feature fireplace and radiators.

DINING ROOM: 11'10 x 9'6" (3.61m x 2.90m)

Window to front with plantation shutters, radiator and laminate flooring.

KITCHEN/BREAKFAST ROOM: 16'4" x 11'9" (4.98m x 3.58m)

Window to rear and doors to outside. Range of wall and base units with work surfaces over and tiled splash backs. Tiled flooring. Space for range style cooker, integrated dishwasher and space for further appliances. Door to...

UTILITY ROOM: 5'5" x 5'3" (1.65m x 1.60m)

Door to outside, sink with cupboards below and space for washing machine.

FIRST FLOOR LANDING:

Window to front, storage cupboard and stairs to second floor. Doors to...

BEDROOM 1: 14'8" 11'5" (4.47m 3.48m)

Window to front, two built in wardrobes, radiator and door to....

EN-SUITE:

Window to rear, shower cubicle, hand wash basin and low level W/C

BEDROOM 4: 10' x 9'2" (3.05m x 2.79m)

Window to rear, radiator and built in cupboard.

BEDROOM 5: 10'9" x 9'9" (3.28m x 2.97m)

Window to front, radiator and built in wardrobe

BATHROOM:

Window to rear, bath, pedestal wash hand basin, low level W/C and shower cubicle.

SECOND FLOOR LANDING:

DOORS TO....

SHOWER ROOM:

Shower cubicle, low level W/C and pedestal wash hand basin.

BEDROOM 2: 15'6" x 12" (4.72m x 3.66m)

Window to front and radiator

BEDROOM 3: 11'5" x 9'5" (3.48m x 2.87m)

Window to front and radiator

OUTSIDE:

To the front of the property there is a shingled front garden with path to front door. To the side of the property there are double gates that lead to a driveway with parking for many cars. This leads to a DOUBLE GARAGE with twin up and up over doors.

The rear garden has an extensive patio area, lawn area and decking area. There is a summer house with bifold doors.

DOUBLE GARAGE

Up and over doors, power and light and with the garage there is a built in office area with power and light.

P&H ESTATES:

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

