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Penryn Road  
Kesgrave Ipswich





### Property Description

Situated in the highly sought after area of old Kesgrave, we are delighted to offer this corner plot semi-detached bungalow. The accommodation comprises of two double bedrooms, lounge/diner, modern kitchen and shower room, off road parking for several vehicles, front, rear and side gardens and has the added bonus of being offered with no onward chain.

The property is situated in a highly desirable neighbourhood, there are a number of shops, doctors surgery, a medical centre, a community hall, playing fields and sporting facilities. There are also three sought after schools in Kesgrave area.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

double doors giving access to rear garden, tile effect flooring, space for fridge freezer, space for cooker, space and plumbing for washing machine, coved and textured ceiling, single drainer stainless steel sink inset into roll edge work surface with cupboards and drawers under and matching above, tile effect flooring and tiled splashback's.

### Bedroom One

11' 3" x 9' 5" ( 3.43m x 2.87m )

Upvc double glazed window to front, radiator and smooth coved ceiling.

### Bedroom Two

10' x 8' 7" ( 3.05m x 2.62m )

Upvc double glazed window to rear, radiator, wood effect flooring and smooth coved ceiling.

### Shower Room

Upvc double glazed window to rear, fully tiled shower cubicle with independent shower over, vanity wash hand basin with mixer tap, low-level w/c, heated towel rail, tiled walls and tiled flooring.

### Entrance Hall

Accessed via upvc double glazed entrance door, radiator, coved ceiling giving loft access which has the wall mounted boiler, airing cupboard with radiator and doors giving access to:

### Lounge/Diner

14' 6" x 13' 3" ( 4.42m x 4.04m )

Upvc double glazed window to front, brick feature fireplace, radiator and an arch giving access to:

### Kitchen

11' 1" x 7' 10" ( 3.38m x 2.39m )

Upvc double glazed window to rear, upvc

### Outside

The pathway leads to the entrance door and is surrounded by lawn areas to the front and side, which also have mature trees and shrubs. There is also a block paved drive, providing off-road parking for several vehicles and gated side access to the rear garden.

The rear garden has a paved patio area with a remainder laid to lawn and outside tap.

### Agent Note

"It is our understanding that the Property is not registered at the Land

Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Tenure: Freehold



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