



Connells

Wilkinson Drive
Kesgrave Ipswich

Wilkinson Drive
Kesgrave Ipswich IP5 2BX

for sale offers in excess of
£450,000



Property Description

Located on the extremely popular Grange Farm Development of Kesgrave, you will find this well presented executive style home that has been improved to a high standard by the current vendors. The generous living accommodation comprises of four bedrooms, two with en- suites and dressing areas, three receptions rooms offering versatile living, a functional utility room, ground floor cloakroom and first floor bathroom, garage and a driveway providing off road parking, front rear and side gardens.

Grange farm is a desirable location offering access to schools, shops, supermarkets and public houses. Milsomes Kegrave Hall is also located near by where you can enjoy family friendly, all-day dining (indoor or outdoor) in the relaxed setting of their restaurant and bar.

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.

Entrance Hall

Accessed via double glazed entrance door, stairs rising to the first floor, radiator, wood effect flooring, storage cupboard and doors giving access to:

Cloakroom

Low level w/c, pedestal wash hand basin with mixer tap, tiled flooring, heated towel rail and smooth ceiling with extractor fan.

Living Room

18' max x 10' 9" max (5.49m max x 3.28m max)

Upvc double glazed window to front, upvc double glazed double doors giving access to the rear garden, feature fireplace with gas flame effect fire inset, wood effect flooring and two radiators.

Dining Room

11' 1" x 11' (3.38m x 3.35m)

Upvc double glazed bay window to front, upvc double glazed window to side, smooth ceiling, wood effect flooring and radiator.

Study

8' 9" x 6' 1" (2.67m x 1.85m)

Upvc double glazed window side, radiator, feature panel wall, wood effect flooring and smooth ceiling.

Kitchen/Breakfast Room

16' 9" max x 11' 6" (5.11m max x 3.51m)

Two upvc double glazed windows to side, upvc double glazed double doors giving access to the garden, space for American style fridge freezer, usb points, radiator, 1 1/2 bowl sink with mixer tap with mixer spray tap inset in a roll edge work surface with the cupboards and drawers under and matching above, display cabinet with lighting, soft close cupboards and drawers with under unit lighting, tile effect vinyl flooring, built-in oven, built-in hob and access to:

Utility Room

Upvc double glazed door giving access to the rear garden, tile effect vinyl flooring, cupboard housing wall mounted boiler, space and plumbing for washing machine, space for tumble dryer and radiator.

First Floor Landing

Upvc double glazed window to rear, feature panel walls, airing cupboard, loft access and doors giving access to:

Dressing Area

Upvc double glazed window to side, built-in wardrobe with wood effect flooring and an arch giving access to:

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)
Two upvc double glazed windows, wood effect flooring, smooth ceiling, radiator and door giving access to:

En-Suite

Upvc double glazed window to side, low-level w/c, heated towel rail, tiled walls, fully tiled shower cubicle with independent shower over with rainfall shower head, pedestal wash hand basin and shaver point.

Bedroom Two

10' 5" x 11' max (3.17m x 3.35m max)
Upvc double glazed window to front, wood effect flooring, smooth ceiling with ceiling fan and access to:

Dressing Area

Upvc double glazed window to rear, built-in wardrobe and doors giving access to:

En-Suite

Double glazed window to rear, low-level w/c, fully tiled shower cubicle with independent

shower over and rainfall shower head vanity wash hand basin, Victorian style tiled flooring, heated towel rail and smooth ceiling with extractor fan.

Bedroom Three

11' 7" x 9' 7" (3.53m x 2.92m)
Upvc double glazed window to front, radiator, wood effect flooring, smooth ceiling and fitted wardrobe.

Bedroom Four

8' 8" x 7' 6" (2.64m x 2.29m)
Upvc double glazed window to side, radiator, smooth ceiling with ceiling fan.

Bathroom

Upvc double glazed window to front, low-level w/c, tile effect flooring, pedestal wash hand basin, shaped and paneled bath with mixer tap and shower attachment, part tiled walls, extractor fan and heated towel rail.

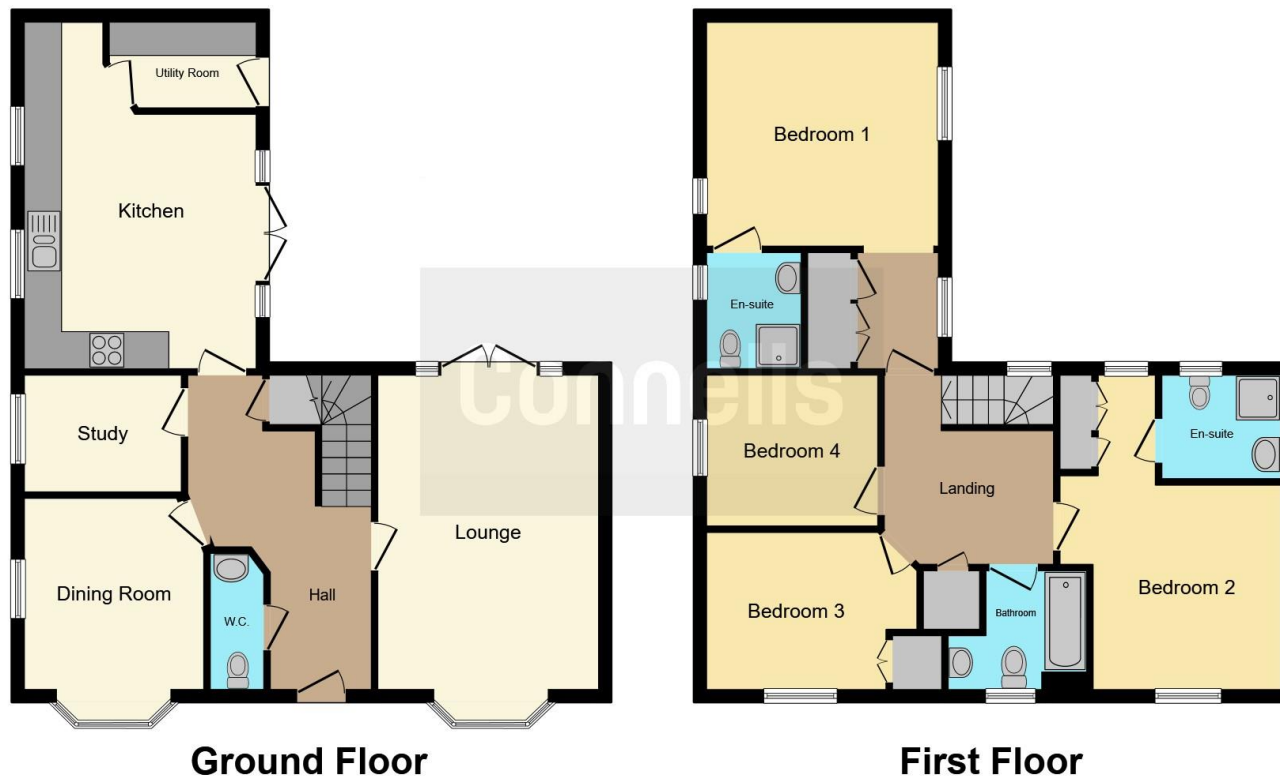
Outside

The front boundary of the property is surrounded by black iron railings with gate and pathway to entrance hall. The remainder is landscaped to stone and shrubs extending to the side of the property.
The rear garden is also landscaped with patio area, artificial lawned area, raised flower beds, outdoor lighting, outside tap and personal door giving access to the garage.

Garage

17' 10" x 9' max (5.44m x 2.74m max)
To the front of the garage there is a drive providing off road parking and double gates giving access to the rear garden. The garage has an up and over door, power and light and a upvc double glazed door giving access to the rear garden.





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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C Council Tax
 Band: E

view this property online connells.co.uk/Property/ICH311856



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH311856 - 0012