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Haywards Fields
Kesgrave Ipswich

Haywards Fields Kesgrave Ipswich IP5 2XH

for sale
£190,000



Property Description

Located on the sought after Grange farm development an internal viewing is highly recommended for this extremely well presented home comprising of sitting room, kitchen, double bedroom, bathroom, front and rear gardens and two allocated parking spaces.

The property is located on the desirable Grange Farm development which has many local amenities including a doctors, hairdresser, tesco express and many more and benefits from being in the catchments area of popular primary and secondary schools. There is also easy access to the A 12 and central Ipswich.

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.

Sitting Room

13' 7" x 8' 2" (4.14m x 2.49m)

Two upvc double glazed windows to side, wood burner, wood effect flooring, radiator, textured ceiling and doors giving access to:

Kitchen

7' x 6' 9" (2.13m x 2.06m)

Upvc double glazed window to front, space for fridge freezer, tile effect vinyl flooring, built-in oven, built-in hob with hidden extractor over, tiled splashbacks, space and plumbing for washing machine. 1 1/2 bowl sink with mixer tap, roll edge work surfaces with cupboards and drawers under and matching above and

usb point.

Inner Hall

Stairs rising to the first floor with storage covered under, panelled walls, wood effect flooring and textured ceiling.

First Landing

Storage cupboard, loft access and doors giving access to:

Bedroom One

13' 7" x 7' 8" (4.14m x 2.34m)

Upvc double glazed window to front, two upvc double glazed windows side, radiator and textured ceiling.

Bathroom

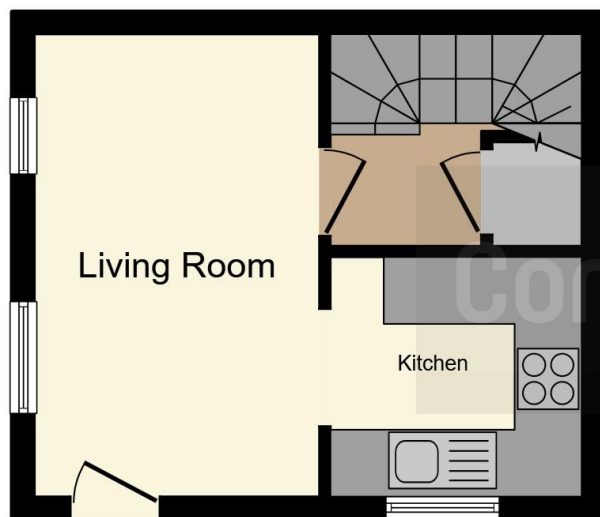
Upvc double glazed window to front, enclosed w/c and vanity wash hand basin with mixer tap, smooth ceiling with inset spotlights, shower bath with mixer tap and independent shower over with shower screen, tile effect, vinyl flooring, chrome heated towel rail and tiled splashback.

Outside

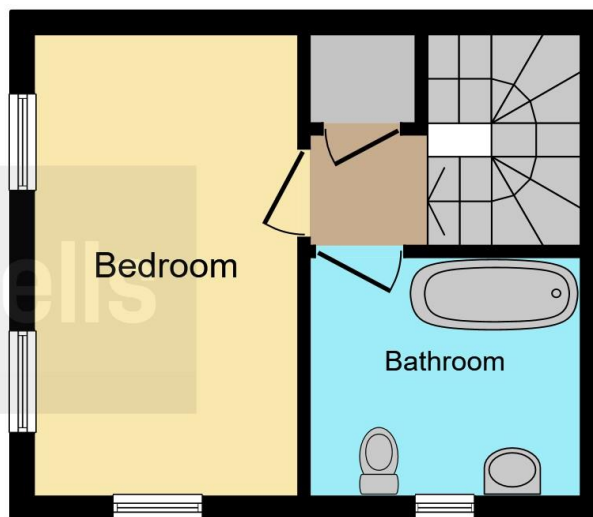
To the front of the property there is a mature and well presented garden which is laid to lawn with mature trees and shrubs, raised flower bed and purple slate pathway giving access to the front door.

There is also a separate low maintenance rear garden which is laid to patio and stone and has two sheds that will remain The property further benefits from two allocated parking spaces.





Ground Floor



First Floor

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

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Tenure: Freehold



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