

*A well presented three bedroom  
semi-detached property situated in  
an accessible position on Grange  
Farm in Kesgrave*

Rent £1,100 p.c.m  
Ref: R1920/H

1 Broadhurst Terrace  
Hartree Way  
Kesgrave  
Suffolk  
IP5 2HQ



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

1 Broadhurt Terrace is situated on the well regarded residential part of Grange Farm in Kesgrave. Kesgrave is situated in an accessible location between the historic market town of Woodbridge and the well served County town of Ipswich, and offers a good range of amenities including a supermarket, public houses, two post offices, butchers, doctors, dentists, two primary schools and an Ofsted 'Good' rated high school. Kesgrave also offers various sports facilities including an indoor sports centre and a renowned conference centre, all within walking distance.

There are regular bus services to Ipswich and good road access is afforded to the A14 and A12 to Woodbridge to the North and Colchester and London to the South. Ipswich also benefits from a mainline railway station with services to London's Liverpool Street with an approximate journey time of sixty-five minutes. Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast.

## The Accommodation

### Ground Floor

Entering through a wooden door into

#### *Entrance Hallway*

With stairs off to the first floor, double panel radiator, telephone socket and doors off to

#### *WC*

Fitted with low flush WC, pedestal wash basin, double panel radiator, extractor fan and fuse board.

#### *Kitchen* 10'9 x 8'6 (3.28m x 2.59m)

Fitted with a good range of base and eye level kitchen units with rolltop worksurface over, inset with a one and a half bowl single drainer stainless steel sink. Integrated Smeg double electric oven. Four ring gas hob and extractor hood above. Space for fridge freezer. Space and plumbing for washing machine and dishwasher/tumble dryer. Cupboard housing the gas fired boiler. Double panel radiator.

#### *Sitting Room* 16'1 (max) x 13'10 (4.90m x 4.22m)

A spacious and light room with patio doors leading out to the rear garden. Good size understairs storage cupboard, two double panel radiators, satellite lead in, TV aerial socket and telephone socket.



Stairs from the entrance hallway lead up to the

### First Floor

#### *Landing*

With hatch to attic, door giving access to fitted storage cupboard and further doors off to



***Bedroom One*** 12'5 x 9'3 (3.78m x 2.82m)

A good size double bedroom with window overlooking the rear garden, double panel radiator and TV aerial socket. A door lead into the

***En-suite Shower Room***

Fitted with low flush WC, pedestal wash basin and shower cubicle. Double panel radiator and extractor fan.

***Bedroom Two*** 9'3 x 9'2 (2.82m x 2.79m)

A double bedroom with window to the front and double panel radiator.

***Bedroom Three*** 6'8 x 6'6 (2.03m x 1.98m)

A room which would make a good size nursery or study. Window to the rear, double panel radiator and telephone socket.

***Bathroom***

Fitted with low flush WC, pedestal wash basin and plastic panel bath with mixer tap and shower attachment over. Double panel radiator and extractor fan.



***Outside***

The property is accessed directly from the public footpath with a small area of garden laid to shrub to either side of the front door. There is a small garden to the rear of the property with a majority laid to grass and a paved seating area accessed from the sitting room and pathway leading to the rear access. There is a wooden garden shed. At the end of the garden there is a high level wooden gate giving access to the parking area with two allocated spaces for No.1. The parking area is accessed via Newman Drive and a walk through to the side of the neighbouring property.

***Services*** Mains electricity, gas, water and drainage

***Council Tax*** Band C; £1,976.31 payable 2025/2026

***Local Authority*** East Suffolk Council

***Viewings*** Strictly by appointment with the Agent.

***Broadband*** To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

***Mobile Phone*** To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2025



## Directions

Heading south along the A12 towards Woodbridge proceed towards Martlesham. At the traffic controlled roundabout take the third exit onto the A1214 Main Road. Proceed along this road and take the first exit at the first roundabout signposted Grange Farm, onto Ropes Drive. Take the second exit at the next roundabout and the property will be situated on the left hand side as identified by the Clarke and Simpson 'To Let' board.

Parking for the property is accessed via Newman Drive.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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