



Fir Cottage  
Dobbs Lane | Kesgrave | IP5 2QH

# SPANNING THE DECADES



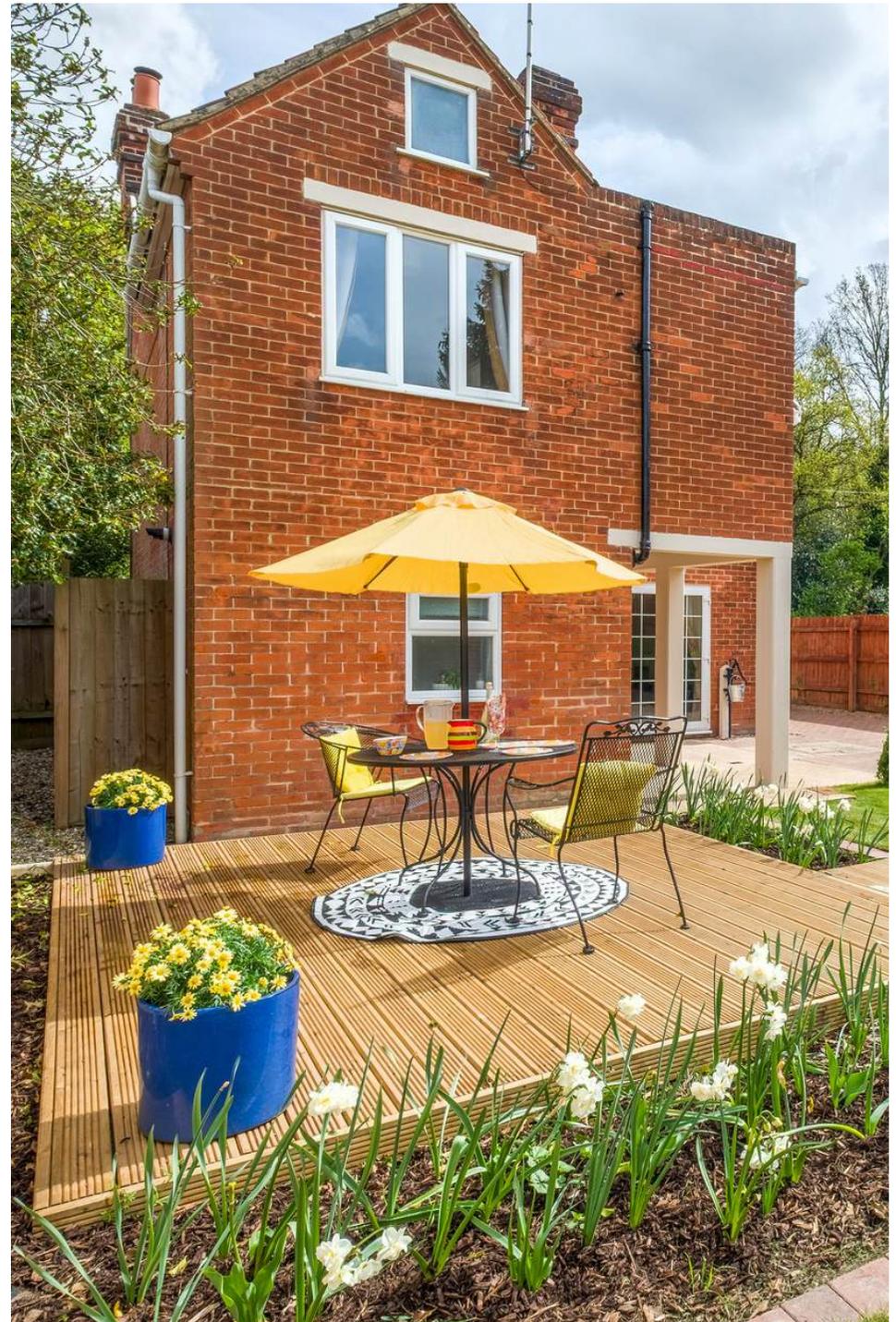
Built around 100 years ago, this solid 1920s three bedroomed detached family home spans the decades. With an unusually large garden, it combines tasteful refurbished modernity, with some unusual period features, and a fascinating wartime history. Remarkably, it has stayed in the same family since it was built by the grandfather of the current vendor, who was himself born in the house, and lived there as a young child. Since then, it's been a much-loved space where the whole extended family have come to celebrate life's milestones, their important birthdays and memorable Christmases.



# KEY FEATURES

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- Attractive detached home with fascinating history
- No onward chain
- Fully refurbished throughout
- Three double bedrooms
- Newly-fitted stylishly decorated kitchen
- Newly-fitted out family bathroom
- Double garage
- Separate downstairs utility room
- Front of house faces woodland, giving greater privacy
- Easy access to shops and supermarkets





## Step Inside

It's easy to see why the family have enjoyed this bright and welcoming home; as you enter through the lobby you are presented with a choice of turning left into the sunlit dual aspect living room where the vendor played as a child, now with its French doors that lead onto a covered patio and feature a delightful tiled period fireplace; alternatively, step to the right into the good-sized dining room, from where you are then drawn past the spacious understairs pantry cupboard into the warm heart of any family home, the kitchen.

This has been fully modernised, decorated in a stylish yet calming green palette, with wooden worktops and brand new, completely unused integrated appliances; a newly installed WC/utility room to the rear of the kitchen completes the downstairs.

## Exploring Upstairs

Stairs from the hallway lead to the bright landing area and a bedroom to the right and left. Between these well-proportioned rooms is a Jack and Jill shower room, a clever design with each bedroom still feeling like it has an ensuite. This is mirrored on the second floor where the principal bedroom has a characterful brick wall and Juliet balcony, offering a wonderful breeze though the top of the house in summer. The flexibility of these two floors allows for various configurations depending on your specific needs, whether the top floor is a teens bedroom and the smaller bedroom a gaming hideout or maybe a peaceful working from home haven. For families with small children its great to have a generous bathroom with bathtub too between the two bedrooms.



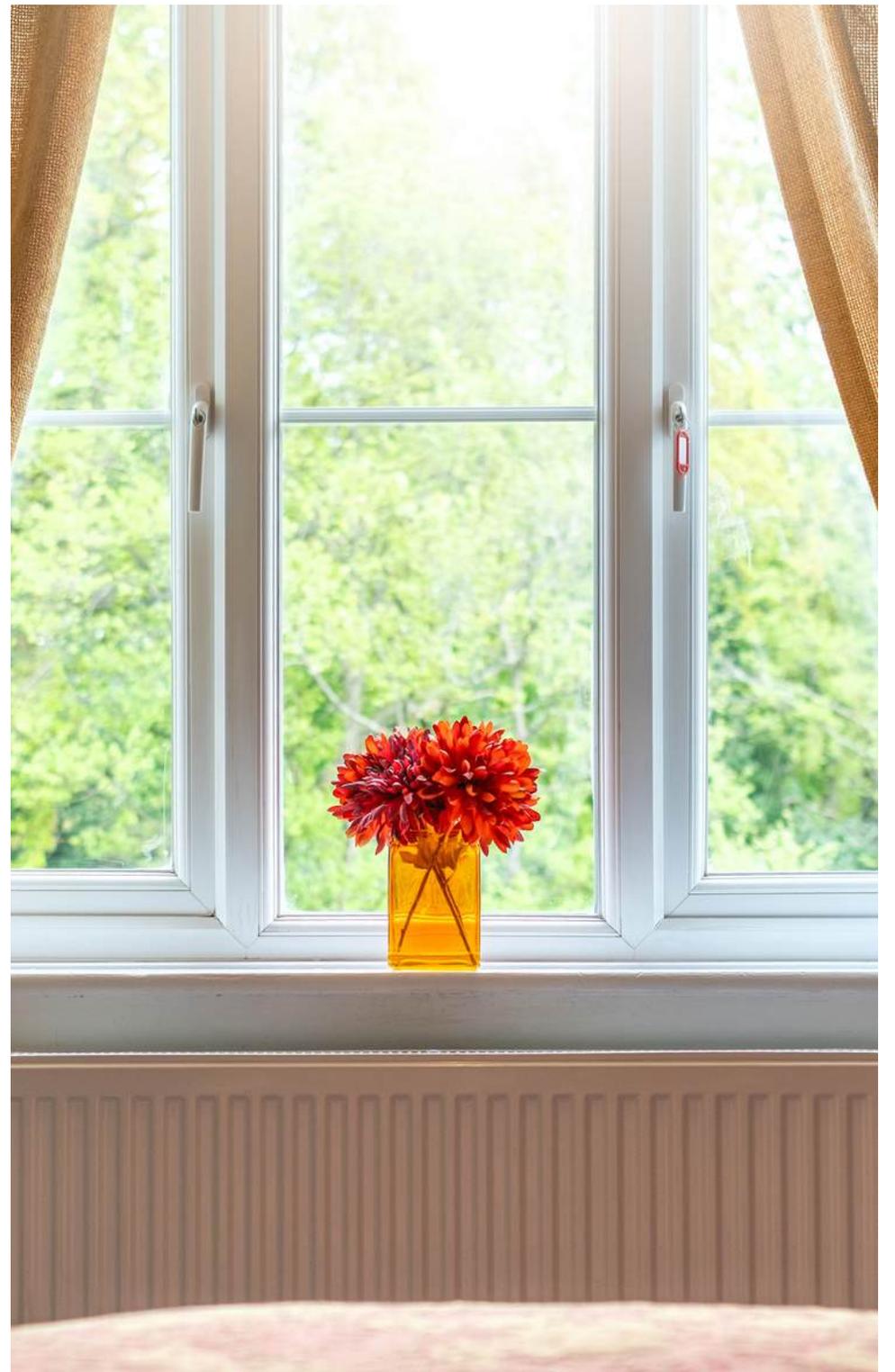


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A white, ornate vanity table with a large, oval mirror and two small drawers. A black box and a small white object are on the table. A white bench is tucked under the vanity.

A window with orange curtains and a white radiator below it. A white pendant light hangs above the window. The window looks out onto a residential street with houses and trees.

A white bedside table with a white lamp and a small toy car. The lamp has a white shade and a white base. The toy car is a small blue car with a red figure on top.

A framed picture on the wall, showing a group of people sitting at a table.





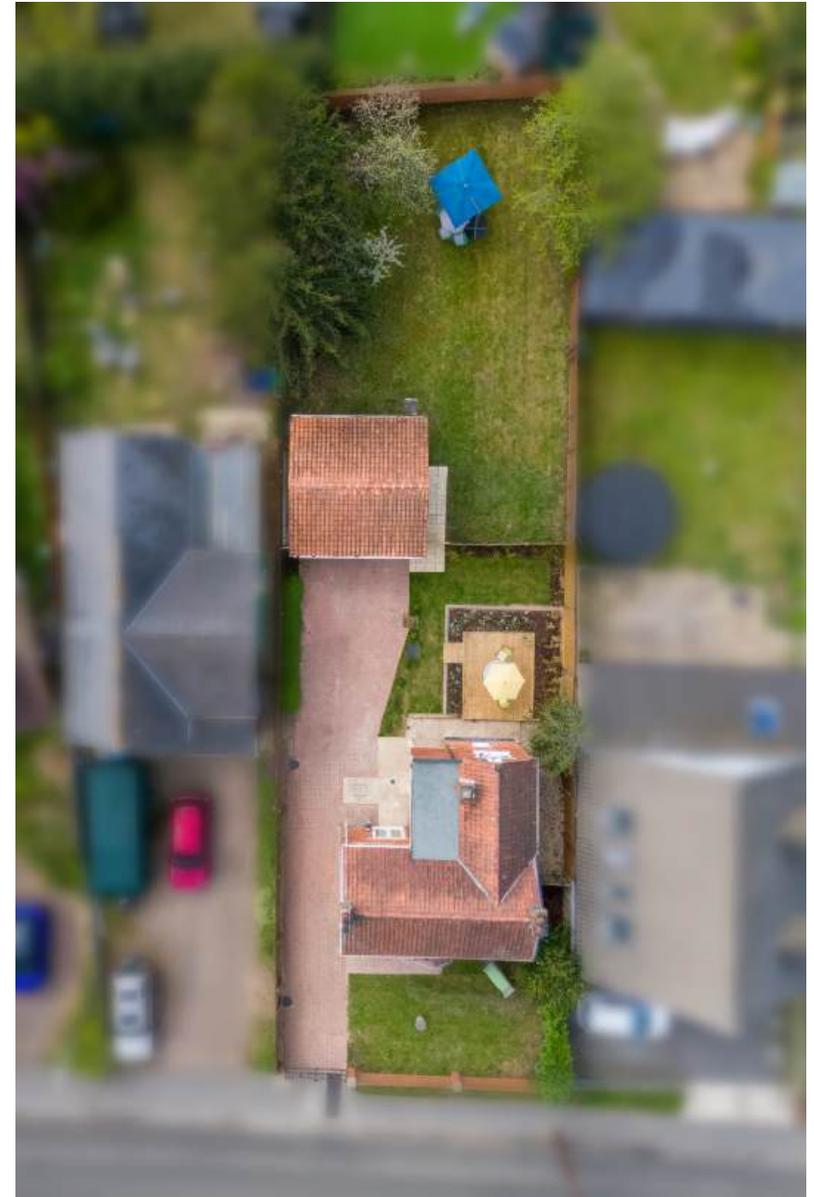
## Step Outside

The generously-sized garden is perfect for either entertaining or relaxing, divided as it is into two separate areas by a slatted light wood fence; on the side closest to the house is a newly installed decking area, great for hanging out with family and friends; on the other side of the fence, is the long south-west facing rear lawn. There are shady trees all along one side, ideal for pulling up a garden chair and relaxing with a good book on a hot sunny day. (There is a small lawn to the front of the house, too). You may also enjoy showing your guests a couple of historic echoes of the house's past – the disused air raid shelter entrance abutting the decked area, and the cat's paw print made immortal by a curious 1920's kitty when the Suffolk red bricks were being handmade. Despite its attractive functionality, for those who haven't got green fingers, this is a pleasingly low-maintenance garden.

On a practical level, there is also a very substantial double garage with tiled roof and side door, at the end of the driveway. Another appealing aspect of the exterior is that the front of the house faces only woodland rather than any other properties, giving an unusual degree of privacy for this kind of in-town location.

## On The Doorstep

Living in Kesgrave, Suffolk, offers a perfect blend of rural charm and modern convenience. This thriving village boasts excellent amenities, a vibrant community center, and scenic parks like Kesgrave War Memorial Park. With easy access to Ipswich via the A12, commuting is convenient, while the surrounding countryside provides idyllic walks and cycling routes. The Kesgrave Community Centre hosts events, clubs, and a popular monthly market. Families appreciate the safe, friendly atmosphere. With a mix of local shops, pubs, and green spaces, Kesgrave combines suburban comfort with a strong sense of community.



# INFORMATION

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## How Far Is It To....

For commuters, trains depart several times hourly from Ipswich Station for London Liverpool Street with journey times of just an hour, and branch line station Derby Road is just 15 minutes' walk from the home. The A12 and A14 run close by, making access easy and also putting the delights of East Suffolk in very easy reach. Pretty Woodbridge, great for days out or fine dining, is just 10 minute drive and for those enjoying life on the water, Rivers Stour, Orwell and Deben are all close by. For beach lovers, the Suffolk heritage coastline is within easy reach including Southwold and Aldeburgh, with its world famous music festival. Woodbridge train station and road links just minutes away, ensuring connectivity to Diss, Norwich and of course London.

## Directions:

From Woodbridge - Enter Kesgrave from the A12. Proceed down Main Road (A1214) and take the third road on the left (Dobbs Lane). Proceed to the very end of the Lane where you will find Fir Cottage on the right hand side, 6<sup>th</sup> house from the end.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words ///plenty.idealism.elevator

## Services, District Council and Tenure

Gas Fired Central Heating

Mains Electricity, Water & Drainage

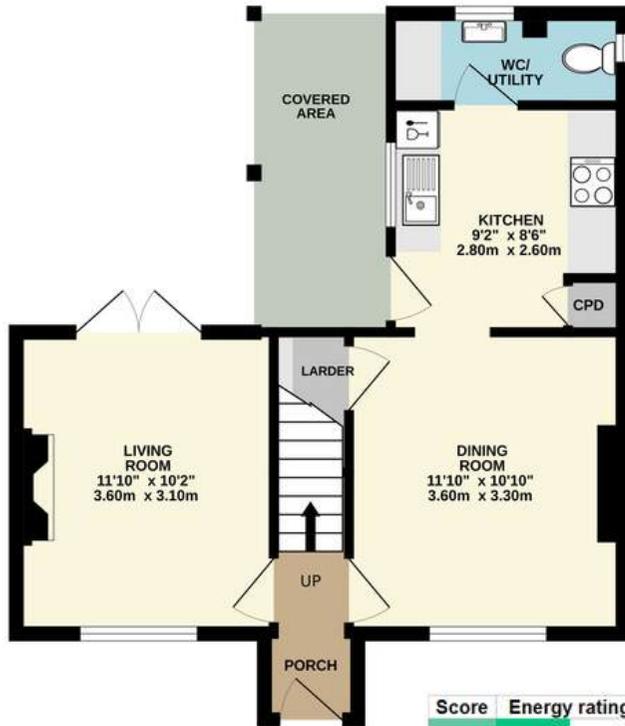
Broadband Available -fibre to premises is currently being installed, but please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check

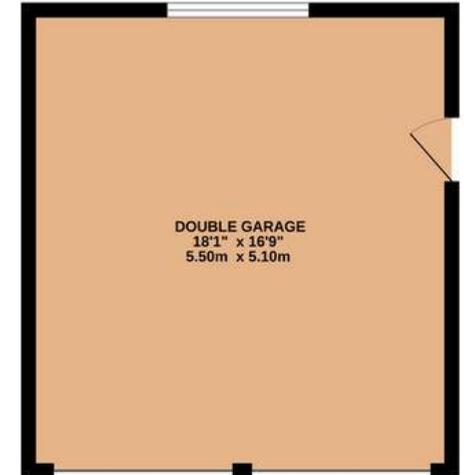
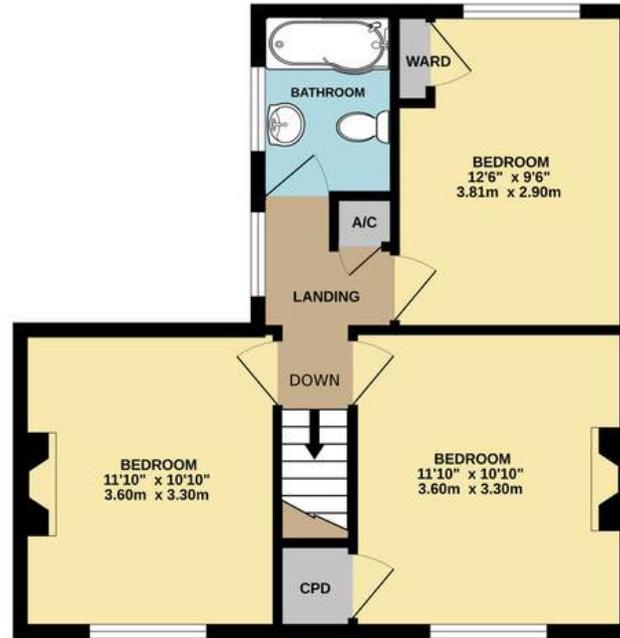
East Suffolk District council - Band C -

Tenure - Freehold

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TOTAL FLOOR AREA (approx.)**  
Accommodation: 856 sq.ft (79.5 sq.m) - Garage: 296 sq.ft (27.54 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.



# FINE & COUNTRY

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