



**Orchard Grove, Kesgrave, IPSWICH, IP5 1EJ**

*welcome to*

## **Orchard Grove, Kesgrave, IPSWICH**

A beautifully presented and substantially extended five-bedroom, detached bungalow, offering generous and versatile accommodation throughout. Particular highlights include the impressive, vaulted lounge, spacious kitchen/diner, five double bedrooms and a superb rear garden.

### **Entrance Hall**

Wood effect flooring, double glazed window to the side, spotlights and radiator.

### **Cloakroom**

Low level WC, vanity wash basin, wood effect flooring, a sun tunnel, extractor fan and airing cupboard.

### **Lounge**

A stunning and particularly spacious reception room with a vaulted ceiling, spotlights, floor to ceiling double glazed windows, overlooking the rear garden, patio doors providing direct access outside, carpet flooring, radiator, TV points and sliding doors opening into the kitchen/diner, allowing the two spaces to connect for entertaining.

### **Kitchen/Diner**

A fantastic open plan kitchen and dining space with two double glazed windows overlooking the rear garden, two Velux windows set within the vaulted ceiling, spotlights, wood effect flooring, radiator, sliding doors to the lounge, creating an excellent flow between the principal living spaces. The kitchen is fitted with a range of grey Shaker style eye and base level units with grey wood effect worktop surfaces, tiled splashbacks, a black one and a half bowl sink plus drainer and chrome mixer tap, two integrated ovens, an induction hob with extractor hood, an integrated microwave, space for an American fridge/freezer, space for a dishwasher and ample space for a dining table and chairs.

### **Utility Room**

Door to the side, wood effect flooring, a range of grey Shaker style eye and base level units with grey wood effect worktop surfaces, tiled splashbacks, a wall mounted gas fired boiler, radiator and space for a washing machine and tumble dryer.

### **Inner Hallway**

A quadruple storage cupboard, wood effect flooring, radiator, spotlights and loft access.

### **Master Bedroom**

Double glazed window to the front, carpet flooring, radiator and fitted double wardrobe with mirrored sliding doors. Door leading to:

### **En-Suite**

Stylishly finished with fully tiled walls and flooring in a contemporary grey finish, enclosed WC with matching vanity wash basin, a double shower with glass enclosure, rainfall shower head and separate shower attachment, chrome heated towel rail, extractor fan, double glazed window to the side and an illuminated de-mister mirror.

### **Bedroom Two**

Double glazed window to the side, carpet flooring and radiator.

### **Bedroom Three**

Double glazed window to the front, carpet flooring and radiator.

### **Bedroom Four**

Double glazed window to the side, wood effect flooring and radiator.

### **Bedroom Five**

Double glazed window to the side, carpet flooring and radiator.

### **Family Bathroom**

A contemporary family bathroom with fully tiled walls and flooring, a sun tunnel providing additional natural light, enclosed WC with matching vanity wash basin, a P-shaped bath with rainfall shower head, separate shower attachment and glass shower screen, chrome heated towel rail and extractor fan.

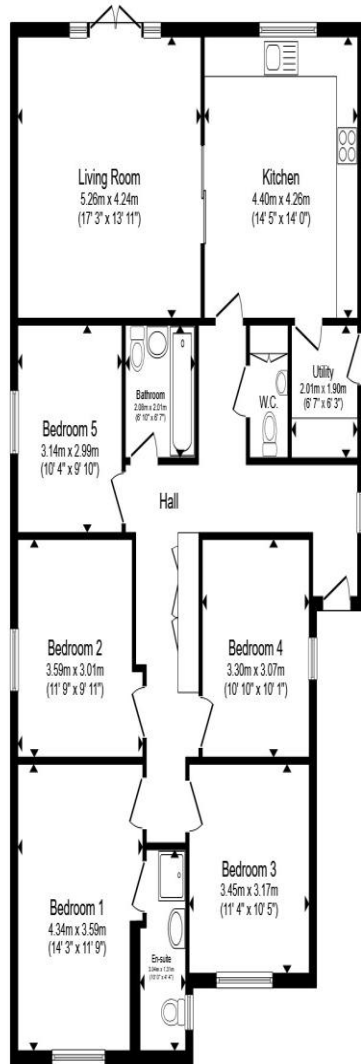
### **Outside:**

#### **Front Garden & Parking**

The front of the property is enclosed by a walled boundary, with established hedging, a generous lawned area to the side, a block paved driveway providing ample off street parking, with potential to create further parking within the existing lawned area, subject to any necessary requirements and consents, a gated side access with lighting leads through to the rear garden.

#### **Rear Garden**

A real highlight of the property is the beautifully presented and generously sized rear garden, which enjoys a good degree of privacy and is not overlooked. Immediately to the rear is a large patio seating and entertaining area. To the side is an impressive bespoke covered built-in bar, with power. Further features include a large lawned area, a shed with power, a summer house with power, an outside tap, exterior lighting and power point, raised flower beds, hedging, planters to the rear and a gated side access to the front.



Total floor area 136.0 m<sup>2</sup> (1,464 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Orchard Grove,**  
**Kesgrave, IPSWICH**

- Five double bedrooms
- Impressive, vaulted lounge with floor to ceiling glazing
- Large kitchen/diner with vaulted ceiling
- Separate utility room
- Large, private rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£525,000**



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Property Ref:  
IPW104370 - 0003

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