

KEYSTONE



Herbert Road, Kesgrave, Ipswich, IP5 2XX
Offers In Excess Of £375,000

Detached House
Sitting Room
Lounge
En-suite
Driveway & Garage

Three Bedrooms
Kitchen/Diner
Cloakroom
Family Bathroom
Popular Cul-De-Sac Location

Herbert Road, Ipswich IP5 2XX

Nestled in the charming cul-de-sac of Herbert Road, Kesgrave, this immaculate detached house presents an exceptional opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The house boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The property has been thoughtfully extended, providing additional living space that enhances its appeal. Both bathrooms are modern and well-appointed, ensuring convenience for the entire household. The immaculate condition of the home means that it is ready for you to move in without the need for any immediate renovations.

Kesgrave is a highly sought-after area, known for its friendly community and excellent local amenities. Residents can enjoy nearby parks, schools, and shops, making it an ideal location for families. The peaceful surroundings of this popular cul-de-sac offer a serene retreat while still being conveniently close to the vibrant town of Ipswich.

This delightful home on Herbert Road is a rare find and is sure to attract considerable interest. If you are looking for a well-maintained, spacious family home in a desirable location, this property is not to be missed.



Front entrance door

Leading to entrance hallway and door to sitting room.

Sitting Room

16'3 x 11'9

With bay window to front, French doors to rear, door to stairs and radiator.

Kitchen/Diner

20'3 x 9'1

Fitted with a range of base units and drawers with matching wall mounted cabinets, under mounted sink, ceramic hob with extractor over, built-in oven, built-in microwave, integrated fridge/freezer, space for washing machine, integrated dishwasher, window to rear and radiator.

Lounge

11'11 x 10'3

Window to rear, window to side, French doors to side, tiled flooring and skylight to side.

Cloakroom

Fitted with vanity inset sink, tiled splashbacks, WC, window to side and radiator.

First Floor Landing

With loft access and built-in airing cupboard.

Bedroom 1

12'8 x 11'6

Window to rear, a radiator and built-in wardrobe.

Ensuite

Fitted with a suite comprising of a shower cubicle, pedestal wash basin, WC, radiator, tiled splashbacks and window to rear.

Bedroom 2

11'8 9'1

Window to front, radiator and built-in wardrobe.

Bedroom 3

8'5 x 8'2

Window to front and radiator.

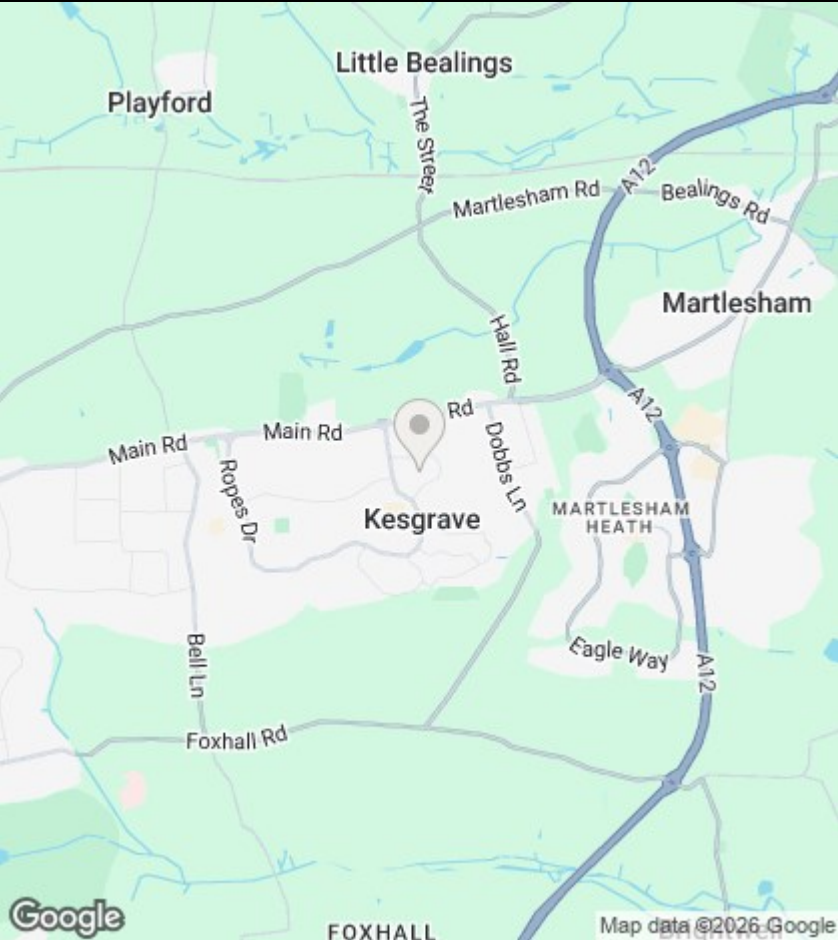
Family Bathroom

Fitted with a suite comprising of panelled bath, WC, vanity inset sink with storage below, window to rear and heated towel rail.

Outside

To the front of the property there is a generous block paved driveway that provides off road parking for the property and leads to a garage. The garage has an up & over door with power and light connected.

There is side access that leads to the rear garden which is predominantly laid to lawn with patio area and mature flower beds.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

