



**Connells**

Helston Close  
Kesgrave Ipswich



### Property Description

Occupying a desirable position within a quiet cul-de-sac in the popular Kesgrave this beautifully presented three bedroom detached bungalow offers an exceptional balance of space, comfort and modern living. The home comprises of a bright and inviting hallway that sets the tone for the rest of the home which then gives access to a generous living room, a spacious kitchen/diner which forms the heart of the home perfectly designed for both everyday living and entertaining. The property continues to impress with three well-proportioned bedrooms, including a en-suite shower room to bedroom one, alongside a contemporary family bathroom. Externally the south-facing rear garden is a standout feature, enjoying sunlight throughout the day and offering an ideal setting for outdoor dining. The front of the property benefits from a new resin driveway providing off-road parking and a garage.

Kesgrave is a sought after area on the outskirts of Ipswich, renowned for its excellent balance of convenience and community feel. The area is particularly popular with families due to its highly regarded schools, including Kesgrave High School, as well as a range of primary schools. Close by there is a variety of local amenities, including supermarkets, independent shops, cafés, and leisure facilities. There is also cycling & walking routes, open green spaces and woodland areas. There is also excellent transport links, with easy access to the A 12 & A 14 for convenient commuting.

### Entrance Porch

Accessed via double glazed entrance door with further double glazed door to:

### Entrance Hall

Airing cupboard with Worcester Boiler, which the vendor has advised us is two years old and radiator.

### Lounge

Double glazed french doors and windows to rear, radiator with archway leading to:

### Kitchen/Diner

A Selection of wall and base level units with the 1 1/2 stainless steel sink and drainer unit inset into works surfaces, integrated fridge freezer, electric hob, electric oven with extractor over, double glazed windows to front and side and radiator.

### Utility Room

Selection of wall and base level units and space for fridge freezer.

### Bedroom One

Double glazed window to front and radiator.

### En-Suite

Double glazed window to side, shower cubicle, wash hand basin and w/c.

### Bedroom Two

Double glazed window to rear, fitted wardrobes and radiator.

### Bedroom Three

Double glazed window to side and radiator.

### Bathroom

Double glazed window to side and comprises of a shower cubicle, vanity wash hand basin and close coupled low-level w/c,

## Outside

There is a new resin drive providing off road parking which leads to the garage. The garage is L-shaped and has access to the rear. The remainder of the front garden is landscaped and has a new resin drive.

The south facing rear garden is laid to lawn with a resin patio, a summer house to rear, timber shed and enjoys sunlight throughout the day offering an ideal setting for outdoor dining.





Total floor area 111.9 m<sup>2</sup> (1,205 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)



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EPC Rating: D Council Tax Band: D

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Tenure: Freehold



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