



Rayment Drift, Kesgrave, Ipswich, IP5 2GS

Guide Price £375,000 Freehold



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SUMMARY

CHAIN FREE - A rarely available modern detached bungalow with three good-sized bedrooms, double garage and conservatory, favourably tucked at the end of a desirable cul-de-sac within the highly sought Kesgrave to the North Eastern fringe of Ipswich. The well presented accommodation of good proportions briefly comprises; entrance hall, sitting and dining room, fitted kitchen, three bedrooms with bedroom three currently serving as a study, conservatory off bedroom three/study, en-suite shower room to bedroom one, and bathroom. To the outside the property benefits from ample frontage which provides driveway parking and double open plan garage with twin up and over doors, whilst to the rear there is an attractive, established garden laid to lawn with side area and wooden shed. Early viewing is highly recommended.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL

Built-in cupboard housing hot water tank, telephone point, loft access hatch with dropdown loft ladder to part boarded loft space with light, doors to.

SITTING & DINING ROOM

17' 4" x 12' 1" approx. (5.28m x 3.68m) Double glazed bay window to front, double glazed window to side, two radiators, BT Openreach broadband point.

KITCHEN

11' 5" x 8' 11" approx. (3.48m x 2.72m) Double glazed window to rear, radiator, a comprehensive range of natural wood fronted base and eye level fitted cupboard and drawer units, marble effect work surfaces, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, space for electric cooker with extractor over, spaces for washing machine, dish-washer, and fridge-freezer, modern wall mounted gas fired boiler installed in approximately 2021, tile effect flooring, double glazed side door to outside.

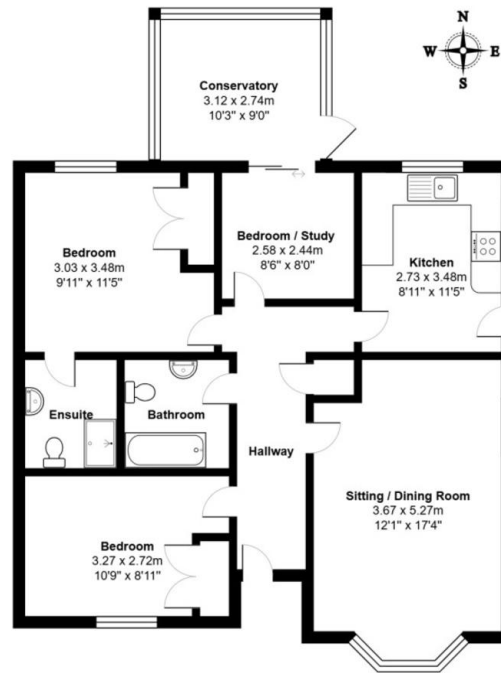
BEDROOM ONE

11' 5" x 9' 11" approx. (3.48m x 3.02m) Double glazed window to rear, radiator, built-in wardrobe, door to en-suite.

BEDROOM ONE EN-SUITE

Obscure double glazed window to rear, radiator, shower cubicle with thermostatic shower, low level WC with concealed cistern, mounted hand-wash basin with vanity surface to side, tiled walls, vinyl effect flooring, extractor.





Total Area: 90.1 m² ... 970 ft²

BEDROOM TWO

10' 9" x 8' 11" approx. (3.28m x 2.72m) Double glazed window to front, radiator, built-in cupboard.

BEDROOM THREE/STUDY

8' 6" x 8' approx. (2.59m x 2.44m) Double glazed patio door to conservatory, radiator.

CONSERVATORY

10' 3" x 9' approx. (3.12m x 2.74m) Set on a brick base and double glazed to three aspects with four top opening windows, pitched UPVC roof, mains power sockets, electric heater, wall uplighter, double glazed door to garden.

BATHROOM

Radiator, panel enamel bath with mixer tap and shower attachment, low level WC with concealed cistern, mounted hand-wash basin with vanity surface to side and cupboard under, tiled splash backs, tile effect flooring, extractor.

OUTSIDE

To the outside the property benefits from ample frontage which provides driveway parking and double open plan garage with twin up and over doors, there is an additional brick paved hard standing area, low maintenance shingled area, a variety of plants, and a paved pathway leading to a gate providing pedestrian access to the rear garden. The attractive, established rear garden is mainly laid to mature lawn, a paved pathway leads to a side area with wooden shed and continues around the conservatory, there is a variety stock of trees and shrubs to borders all enclosed by wall and fencing to boundaries.

DOUBLE GARAGE

18' 2" x 17' 9" approx. (5.54m x 5.41m) Twin up and over doors (one manual, and one electric and remotely operated), open plan with no dividing internal wall, pitched roof offering potential for additional storage, mains power and lighting.

EAST SUFFOLK DISTRICT COUNCIL

Tax band D - Approximately £2,468.25p PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Cedarwood Primary and Kesgrave High.

DIRECTIONS

Leaving Ipswich town centre and heading Easterly along Woodbridge Road, where the road forks left onto Rushmere Road, take the right-hand fork and continue along Woodbridge Road, at the roundabout take the first exit, at the roundabout take the second exit onto the A1214 Woodbridge Road East, at the roundabout take the first exit and continue along the A1214 Woodbridge Road, at the roundabout take the second exit onto Ropes Drive, turn left onto Dobson Vale, turn left onto Rayment Drift. The property is found at the end of the cul-de-sac on the right-hand side.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to

disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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Energy performance certificate (EPC)

Rayment Drift Kesgrave IPSWICH IP5 2GS	Energy rating C	Valid until: 23 August 2034 Certificate number: 0288-2200-4504-5465-4304
Property type	Detached bungalow	
Total floor area	82 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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