



Pontins Walk, Kesgrave Ipswich IP5 2BW



welcome to

Pontins Walk, Kesgrave Ipswich

*KESGRAVE LOCATION *FAMILY HOUSE *KITCHEN/DINER *UTILITY ROOM *CLOAKROOM *THREE BEDROOMS *EN-SUITE *EXCELLENT SCHOOL CATCHMENTS *CLOSE TO ALL AMENITIES *EASY MAINTAINED REAR GARDEN *GARAGE & OFF ROAD PARKING *EXCELLENT DECOR *VIEWINGS HIGHLY RECOMMENDED



We are delighted to offer this stunning three-bedroom family home, ideally located in the heart of Grange Farm, Kesgrave.

Positioned off the road, this property enjoys a private setting and boasts a range of unique and desirable features. Recently redecorated throughout, the home includes a beautifully updated kitchen/diner designed for modern living, with doors opening directly onto the garden-perfect for entertaining and summer gatherings.

The accommodation further comprises a separate lounge, a convenient utility area, and a downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom.

This is truly a move-in-ready home, requiring no work beyond personal taste-simply unpack and enjoy.

Ideally situated, the property offers excellent access to Martlesham, Felixstowe, and Ipswich town centre, as well as being conveniently located along a well-served bus route.

Finished to a high standard throughout and offering fantastic entertaining space, this home will appeal to a wide range of buyers.

**Entrance Door Into-
Hallway**

Cloakroom

Living Room

Kitchen/Diner

Utility Room

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

Rear Garden

Garage



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Pontins Walk, Kesgrave Ipswich

- GRANGE FARM
- EXCELLENT SCHOOL CATCHMENTS
- TWO RECEPTION AREAS
- UTILITY ROOM
- CLOAKROOM

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

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW104158 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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