







49 Century Drive, Kesgrave, Suffolk, IP5 2EL

Guide Price £485,000 Freehold



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SUMMARY

A beautifully presented, four double bedroom, impressive detached home with tandem garage and larger than average garden, located on the favourite Grange Farm development in Kesgrave. With many recent improvements, the generously proportioned accommodation comprises; entrance hall, spacious dual aspect sitting room, modern kitchen-diner, family room, utility room and cloakroom on the ground floor, with landing, four double bedrooms, en-suite to principal bedroom, and family bathroom on the first floor. To the outside there is an attractive low maintenance frontage, whilst to the rear there is a South Westerly facing garden which is larger than average for the development and enjoys an open outlook. The driveway and tandem garage are accessed off Pepper Place and there is personal door access from the garage to the garden. Early viewing to fully appreciate the size and quality of accommodation on offer is highly advised. The seller's have found a chain free property to purchase.



SHELTERED ENTRANCE

Light, double glazed front door to:

ENTRANCE HALL

Contemporary radiator, inset mat-well, oak flooring, under stairs pull out storage drawer, built-in cupboard, stairs rising to first floor, broadband point, doors to:



FAMILY ROOM

11' x 12' 8" approx. (3.35m x 3.86m) Double glazed bay window to front, radiator, wood effect flooring.

SITTING ROOM

11' 4" x 21' 5" approx. (3.45m x 6.53m) Dual opposing aspects with double glazed bay window to front, double glazed French doors to rear opening to patio, two contemporary radiators, coal effect gas fire, television point.

KITCHEN-DINER

15' 7" x 14' 9" approx. max. (4.75m x 4.5m) Double glazed window to side, double glazed French doors to rear opening to patio, contemporary radiator, built-in larder cupboard, comprehensive range of modern base and eye level fitted cupboard and drawer units with integrated carousel and pull out racking systems, wood effect work surfaces, antique style tiled splash backs, inset one and a quarter bowl composite sink drainer unit with mixer tap, built-in NEFF double oven, inset induction hob with extractor over, integrated dish-washer; fridge-freezer and wine cooler, inset ceiling lights, wood effect flooring, door to utility room.

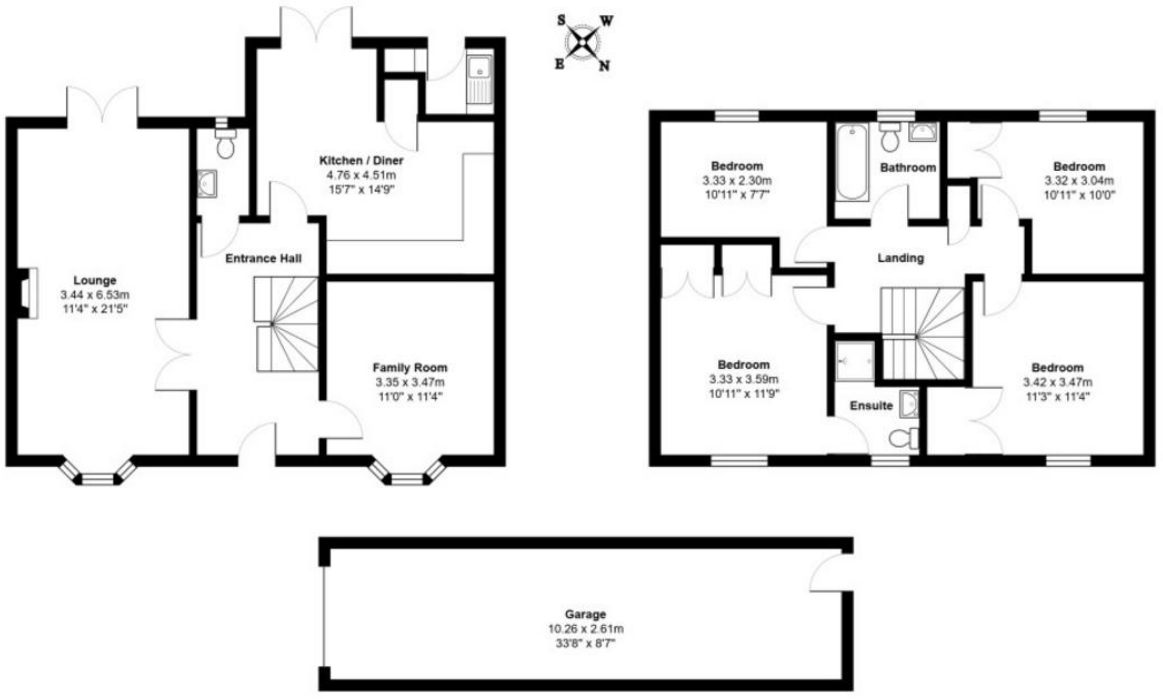


UTILITY ROOM

Matching base and eye level fitted cupboard and drawer units, cupboard concealing wall mounted gas fired boiler, stainless steel sink drainer unit with mixer tap, wood effect flooring, double glazed door to rear opening to garden.

CLOAKROOM

Obscure double glazed window to rear, chrome heated towel rail, low level WC, mounted hand-wash basin with cupboard under, part tiled walls.



Total Area: 162.2 m² ... 1746 ft²

STAIRS RISING TO FIRST FLOOR

LANDING
Radiator, built-in airing cupboard housing hot water tank, loft access to part boarded loft space with light, door to:

PRINCIPAL BEDROOM
10' 11" x 11' 9" approx. (3.33m x 3.58m) Double glazed window to front, radiator, built-in twin double wardrobes, door to en-suite.

PRINCIPAL BEDROOM EN-SUITE
Obscure double glazed window to front, radiator, low level WC with concealed cistern and vanity surface atop, mounted hand-wash basin with mixer tap and cupboard under, shower cubicle with thermostatic shower, part tiled walls, wood effect flooring, extractor fan.

BEDROOM TWO
11' 3" x 11' 4" approx. (3.43m x 3.45m) Double glazed window to front, radiator, built-in double wardrobe.

BEDROOM THREE
10' 11" x 10' approx. max. (3.33m x 3.05m) Double glazed window to rear, radiator, built-in double wardrobe.

BEDROOM FOUR (CURRENTLY HOBBY ROOM)
10' 11" x 7' 7" approx. plus recess. (3.33m x 2.31m) Double glazed window to rear, radiator.

FAMILY BATHROOM
Obscure double glazed window to rear, radiator, pedestal hand-wash basin with mixer tap, low level WC, panelled bath with mixer tap and shower attachment, part tiled walls, tile effect flooring, extractor fan.

OUTSIDE
The frontage consists of an attractive low maintenance shingled garden enclosed by gated railings, stocked with a variety of shrubs. A paved pathway leads to the front door and gated side pedestrian access reveals the well-kept rear garden. The South Westerly facing rear garden is mainly laid to mature lawn and is larger than average found on the development, it also enjoys a more open outlook. Part walled with a generous paved entertainment patio, there is also an evening raised decking area, useful wood panelled shed, personal door access to the tandem garage, external mains electric sockets and a tap. The drive way and tandem garage are accessed from Pepper Place.

TANDEM GARAGE
33' 8" x 8' 7" approx. (10.26m x 2.62m) Electric remotely operated roller shutter entry door, mains power and lighting, loft space.

EAST SUFFOLK COUNCIL
Tax band E - Approximately £2,848.56 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)
Cedarwood primary and Kesgrave High.

DIRECTIONS
Leaving Ipswich town centre, head easterly on Woodbridge Rd toward Sidegate Ln, go through 1 roundabout, at the roundabout, take the 1st exit onto Woodbridge Rd E/A1071, continue to follow Woodbridge Rd E, use any lane to turn slightly right onto Woodbridge Rd E/A1214, continue to follow A1214, at the roundabout, take the 2nd exit onto Ropes Dr, turn right onto Century Dr, the destination will be on the right.

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, COMPETITON AND CONSUMER ACT 2024 (DMCC)

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Energy performance certificate (EPC)

49 Century Drive Kesgrave IPSWICH IP5 2EL	Energy rating **C**	Valid until:	**24 October 2036**
		Certificate number:	**1021-2801-0659-5099-0663**

Property type	Detached house
Total floor area	136 square metres







VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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