

Rowarth Avenue, Kesgrave, Ipswich, IP5 2FL

william h brown

welcome to

Rowarth Avenue, Kesgrave, Ipswich

This executive four bedroom, detached family home occupies a generous corner plot and offers spacious, well-appointed accommodation throughout. Boasting three reception rooms, a modern fitted kitchen, separate utility room, en suite to the master bedroom, a garage and ample parking.

Entrance Hall
A welcoming and spacious, L-shaped entrance hall with tiled flooring throughout, radiator, an understairs storage cupboard, a door providing access to the rear garden, double doors opening into the dining room and an impressive U-shaped floating staircase.

Study/Snug
Originally part of the garage and professionally converted by the current owners, this versatile room benefits from double glazed window to the front, tiled flooring and radiator. Ideal as a home office, snug, playroom or additional reception room.

Cloakroom
Low level WC, wash hand basin, partly tiled walls, tiled flooring, radiator and double glazed window to the rear.

Dining Room
A spacious dining room with double glazed bay window to the front, tiled flooring, radiator, wall hung lighting and ample space for a large dining table and chairs.

Living Room
A beautifully presented reception room benefiting from patio doors opening onto the rear garden, tiled flooring, radiator, a feature electric fireplace with stone surround and wall hung lighting.

Kitchen
A modern fitted kitchen with grey eye and base level handleless units, grey wood effect worktop surfaces, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with induction hob and extractor hood, space for a dishwasher and fridge/freezer, tiled splashbacks, under counter lighting, spotlights, tiled flooring, a vertical wall-mounted radiator anddouble glazed window overlooking the rear garden.

Utility Room
A practical utility area with double glazed window to the side, marble effect flooring, fitted work surface, space and plumbing for a washing machine, space for a tumble dryer, tiled splashback and internal access to the garage.

First Floor Landing
An impressive landing area with oak effect flooring, an airing cupboard, loft hatch, a floating staircase and high ceilings with a chandelier.

Master Bedroom
A generous double bedroom with double glazed window to the front, carpet flooring, radiator, L-shaped fitted wardrobes, additional overhead storage, a built-in wardrobe and access to en suite shower room.

En Suite Shower Room
Low level WC, pedestal wash hand basin, a corner shower with glass enclosure, fully tiled walls, stone effect, black tiled flooring, chrome heated towel rail, spotlights, extractor fan and double glazed window to the front.

Bedroom Two
Double glazed window to the rear, carpet flooring and radiator.

Bedroom Three
Double glazed window to the rear, carpet flooring and radiator.

Bedroom Four
Double glazed window to the rear, carpet flooring and radiator.

Family Bathroom
A contemporary bathroom with low level WC, pedestal wash hand basin, a P-shaped bath with overhead shower and glass screen, stone effect tiled flooring, partly tiled walls, chrome heated towel rail, an illuminated mirror, spotlights, extractor fan and frosted double glazed window to the front.









Outside:

Front Garden & Parking
Occupying a prominent corner plot, the property benefits from a large block paved driveway and an additional hard standing parking area, providing ample off street parking for multiple vehicles, a lawned frontage, mature hedging, a covered entrance porch with lighting and a side access to the rear garden.

Garage
Up and over door, power, lighting and internal access via the utility room.

Rear Garden
A particular feature of the property is the beautifully landscaped, private, South-East facing rear garden, with an extensive, wrap-around block paved seating area, an additional raised decking terrace, a pergola with mature climbing vines, a large lawned area, curved flower and shrub borders, mature trees and hedging, a greenhouse, a shed, a summer house, a lean-to storage area, an outside tap, exterior lighting, fully enclosed boundaries and a side access.

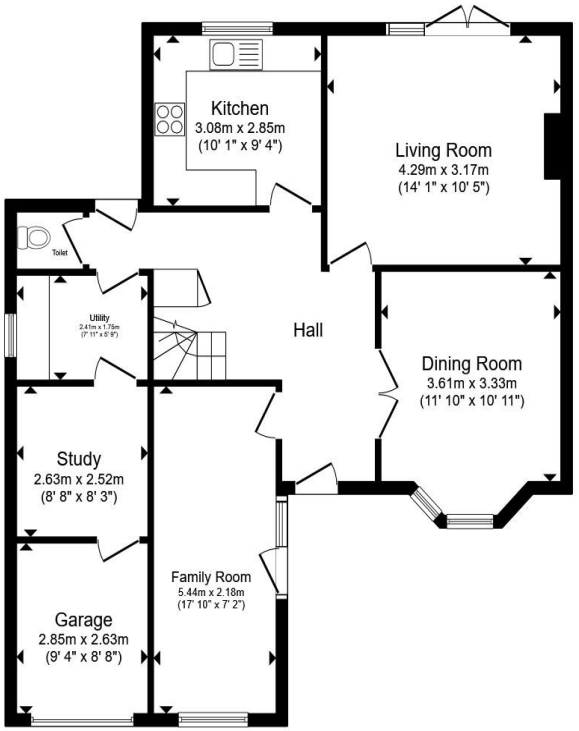
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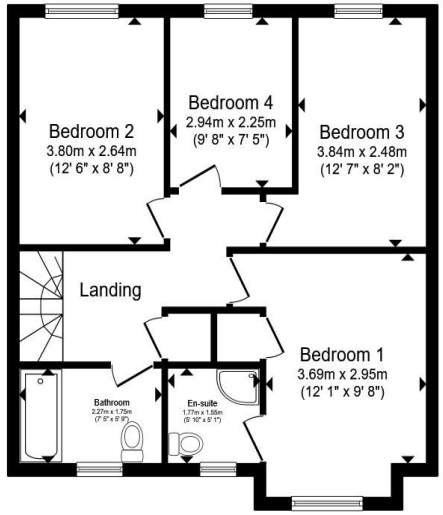
- Executive detached four bedroom home
- Modern kitchen & separate utility room
- Three reception rooms
- Ground floor cloakroom & 1st floor bathroom & en suite
- Generous corner plot position

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£460,000



Ground Floor



First Floor

Total floor area 143.2 m² (1,542 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

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