

KEYSTONE



Evans Drift, Kesgrave, Ipswich, IP5 2BD Offers In Excess Of £550,000

Extended Executive Detached House
Lounge
Kitchen/Dining/Lounge Room
Family Bathroom & Shower Room
Driveway & Garage

Five Bedrooms
Dining Room/Study
En-Suite
Cloakroom
Popular Location

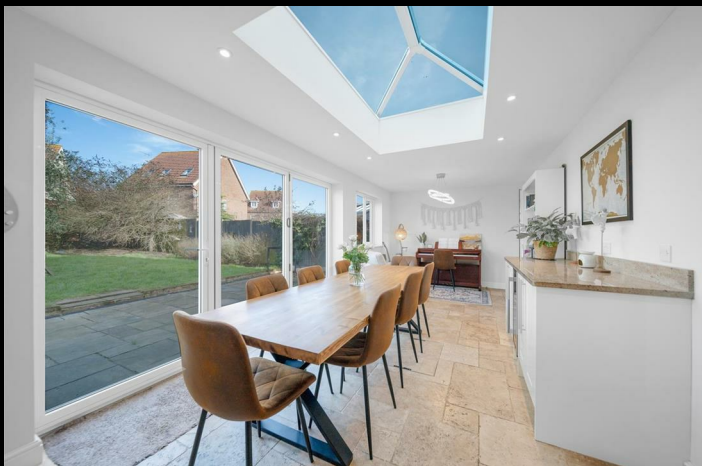
Evans Drift, Ipswich IP5 2BD

Nestled in the desirable area of Evans Drift in Kesgrave, this executive detached house offers a perfect blend of modern living and spacious comfort. With five generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by three inviting reception rooms, providing versatile spaces for relaxation and entertainment. The heart of the home is undoubtedly the extended kitchen/living/dining area, which seamlessly flows into a formal living area creating an open-plan environment perfect for both everyday living and hosting gatherings with friends and family.

The property boasts three well-appointed bathrooms, ensuring convenience for all residents and guests. Outside, you will find garage and parking available for up to three vehicles, a valuable feature in this sought-after location.

This home is not just a place to live; it is a sanctuary that offers both comfort and style. With its spacious layout and modern amenities, it is an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this stunning property your new home.



Front entrance door

Leading to hallway, with radiator and stairs to first floor.

Sitting Room

19'7 x 11'2

Window to front, two radiators, woodburning stove and French doors to rear.

Dining Room/Study

10'9 x 8'8

Window to front and radiator.

Kitchen/Diner/lounge

27'0 x 21'7

Kitchen Area

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink & drainer unit with tiled splash back, built in oven and microwave, ceramic hob with extractor over, integrated dishwasher and washing machine, space for fridge freezer, vertical radiator and tiled flooring.

Lounge/Diner Area

Window to rear, door to side, bi-fold doors to rear, built in wine cooler and roof lantern.

Cloakroom

Fitted with WC, pedestal wash basin, radiator and tiled flooring.

First Floor Landing

With radiator, window to rear and built-in cupboard housing the wall mounted boiler.

Bedroom 1

13'8 x 11'2

Window to front, built-in double wardrobes and radiator.

Ensuite

Comprising of walk-in shower cubicle, vanity inset sink, WC, heated towel rail, tiled flooring, tiled walls and window to rear.

Bedroom 2

11'2 x 9'8

Window to rear and radiator.

Bedroom 5

9'7 x 7'9

Window to front and radiator.

Family Bathroom

Fitted with a suite comprising a panelled bath with shower over, pedestal wash basin, WC, radiator and window to front, tiled splashbacks and tiled flooring.

Second Floor landing

With built-in storage cupboard.

Bedroom 3

11'3 x 11'1

Window to front, radiator, built-in double wardrobes

Shower Room

Fitted with suite comprising of shower cubicle, WC, pedestal washbasin, tiled splashbacks, tiled flooring, radiator and Velux to rear.

Bedroom 4

14'8 x 11'5

Window to front, Velux to rear, radiator, built-in wardrobe, and loft hatch

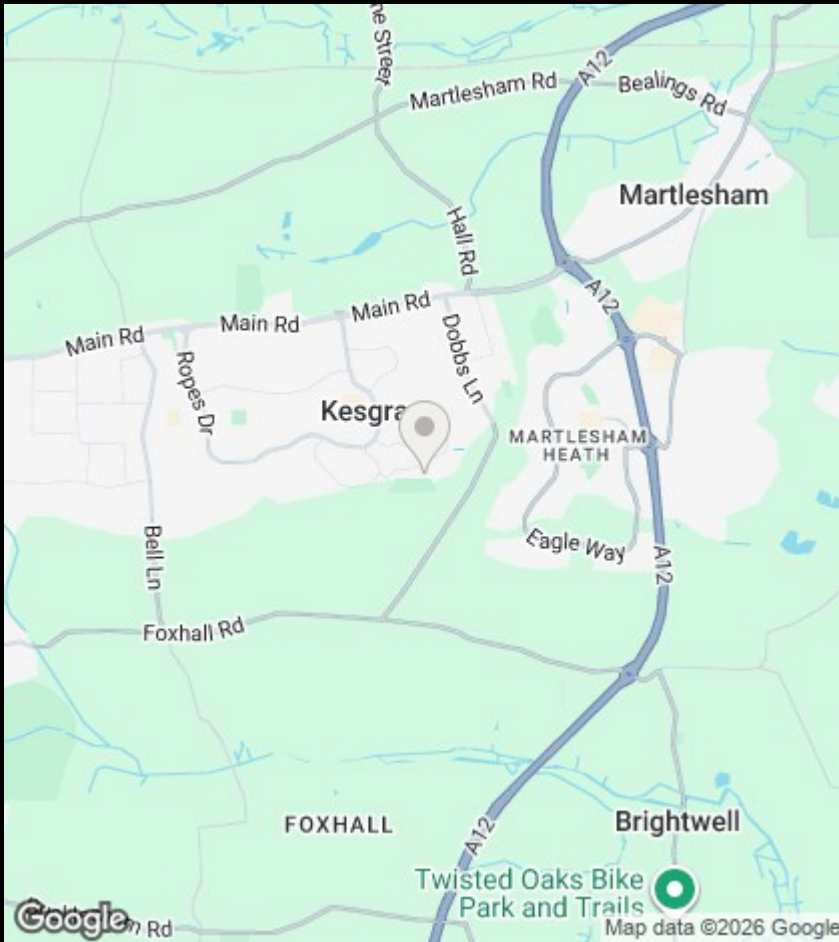
Outside

To the front of the property there is a driveway that leads to garage with up and over door.

The rear garden is predominantly laid to lawn with patio area. The garage has personal door to side.

Agents Note

The property also benefits from solar panels that the owner has indicated an annual income (subject to usage)



Viewings

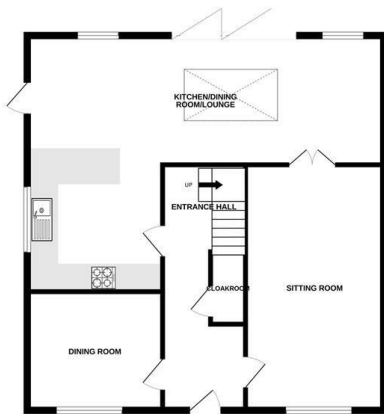
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

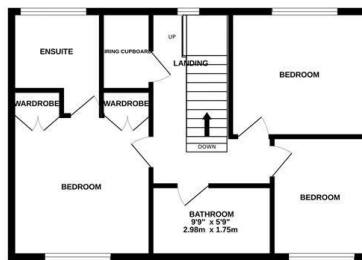
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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