



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

- High-Specification Home
- Five Bedrooms & Two En-Suites
- Open Plan Living/Kitchen/Dining Large Sitting Room
- Generous Plot of Half An Acre
- Underfloor Heating

THE ACCOMMODATION



Ground Floor

The central entrance hall has exposed timbers and is predominantly glazed with access to the ground floor bedrooms and to the open plan kitchen/dining area which is fitted with a high-quality range of cabinets with push-front openings, appliances including built-in fridge/freezer, electric oven, induction hob, warming drawer and cooker hood, dishwasher and "Quooker" boiling-water tap. There's plenty of room for a dining table and further seating/entertaining area with bi-folding doors on the north-western corner. The oak and glass staircase leads up to the Principal Bedroom and there's a door to the cloakroom and Utility Room, which has cabinets and the washing machine. The large Sitting room is accessed through double doors and has a wood-burning stove. There are four ground-floor bedrooms on the eastern side of the house; all doubles, one with en-suite and there's a family bathroom servicing the others.



First Floor

The staircase opens into Bedroom One which is built into the roof space lending a sense of character, and there's six velux windows including a Velux balcony window with a pleasant outlook. There's air conditioning (installed 2024), loft storage space and an open en-suite bathroom fitted with a shower enclosure, free-standing bath, wc and double basin unit. The bathroom leads in to a walk-in closet offering a huge amount of clothes storage.



Outside

The property is approached from Doctor Watsons Lane through a set of electric gates, with a large area for parking and access to the garage, which has an electric roller door and an electric car-charging point on the external wall, and three outside taps (1 x hot and 2 x cold). The garden wraps around and has lawn areas, several entertaining areas including patios with a "Jumbrella" with lighting and heating outside the kitchen, and a Shepherds hut area. There's an area of woodland wild flowers offering a wonderful retreat.

Open Plan Kitchen/Dining Area 7.86m x 7.34m (25' 9" x 24' 1") (overall maximum measurement)

Utility Room 2.03m x 1.68m (6' 8" x 5' 6")

Sitting Room 7.35m x 5.30m (24' 1" x 17' 5")

Bedroom One 8.71m x 4.93m (28' 7" x 16' 2")

(Maximum length is given. Excludes width recess)

Bedroom Two 4.43m x 3.41m (14' 6" x 11' 2")

Bedroom Three Study Area 3.26m x 2.97m (10' 8" x 9' 9")

Bedroom Three 3.97m x 3.06m (13' x 10')

Bedroom Four Study Area 3.40m x 1.97m (11' 2" x 6' 6")

Bedroom Four 3.97m x 3.01m (13' x 9' 11")

Bedroom Five 2.92m x 3.10m (9' 7" x 10' 2")

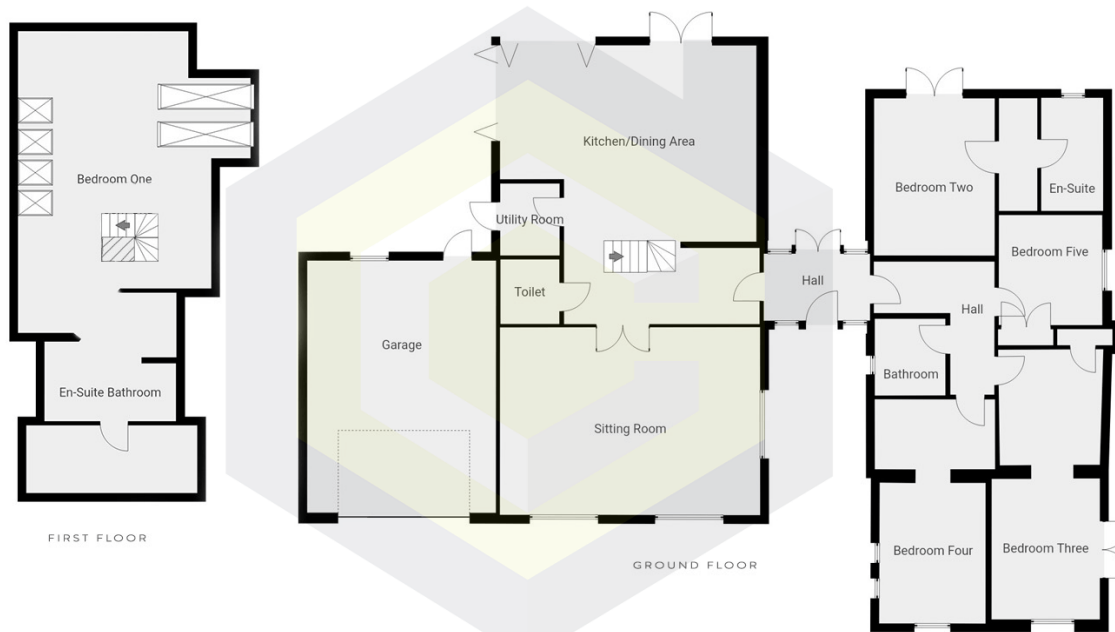
THE PROPERTY & LOCATION

A superb luxury home built to an exceptional specification, occupying a generous plot of just over half an acre in the popular area of Kesgrave between Ipswich and Woodbridge. The property enjoys spacious accommodation of just over 3160 square feet and includes five double bedrooms; two of which have en-suites, open plan kitchen/dining/living space, and a large sitting room. The outside entertaining spaces are fantastically finished, there's a gated entrance and a large garage.

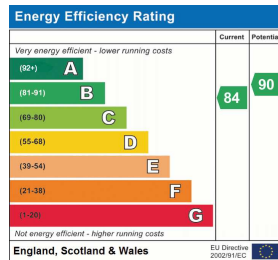
Kesgrave is positioned between Ipswich and Woodbridge with good bus services and access to the A12. There is a Tesco Metro Tesco Extra, hairdressers and dry cleaners close by and also The Farmhouse and Black Tiles public houses. Nearby is the highly sought-after Kesgrave High School and sixth form. A short bus or car journey into Ipswich takes you to the town centre and historic waterfront with many shops, bars, restaurants, parks, theatres and cinemas.



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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



EU Directive 2002/91/EC
Address: Doctor Watsons Lane, Kesgrave, IP5 1BS

Council Tax Banding : F

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

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