



Curtis Way, Kesgrave

Ipswich

£500,000

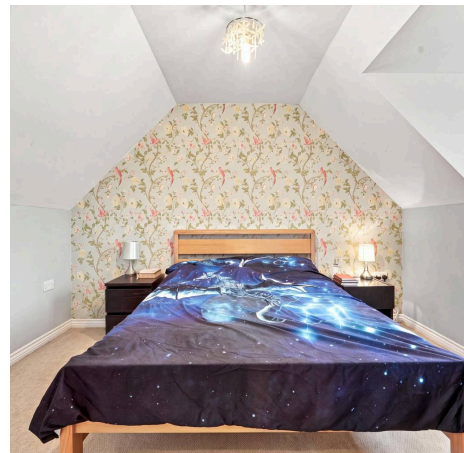
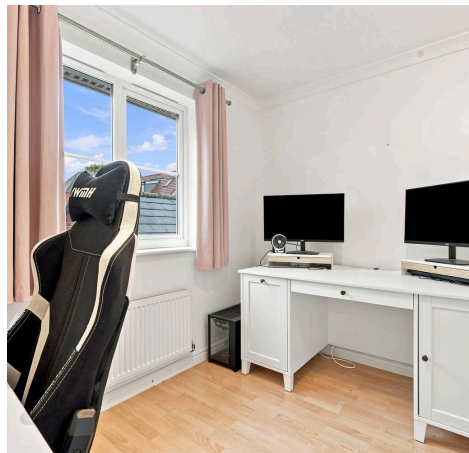
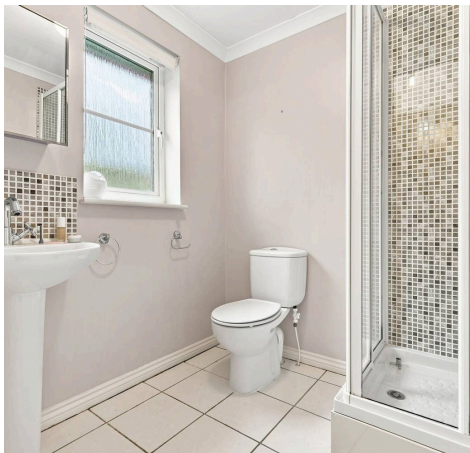


Curtis Way

Kesgrave, Ipswich

Potters Estate Agents are delighted to offer for sale this substantial three-storey detached family home, offering five double bedrooms and generous accommodation throughout, set in the heart of ever-popular Grange Farm, Kesgrave.

A low-maintenance front garden and block-paved driveway — with parking for two to three vehicles and an EV charging point — lead to the entrance, where a hallway with laminate flooring, an extensive understairs cupboard and a downstairs W.C. gives access to the principal ground floor rooms. To one side sits a bright, dual-aspect lounge (6.15m x 3.30m) with double-glazed French doors opening onto the rear garden, while to the other is an open-plan kitchen/diner (6.12m x 3.02m), fitted with a comprehensive range of units, a ceramic sink, space and plumbing for a dishwasher, a six-ring range cooker with extractor, and space for a full-height American-style fridge freezer, plus a UPVC door leading directly out to the garden.



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Upstairs, the first floor is home to three further bedrooms and the family bathroom. The principal bedroom (4.19m x 3.35m) enjoys a walk-in triple wardrobe and its own en-suite shower room, while bedrooms two (3.66m x 2.87m) and three (2.87m x 2.39m) are served by a family bathroom fitted with a panelled bath and shower over, low-flush W.C. and pedestal basin. An airing cupboard on this floor houses the Ideal Logic combination boiler.

A further half-landing with triple built-in storage leads up to the second floor, where two more double bedrooms (3.45m x 3.38m and 3.43m x 3.23m) are served by a third shower room – giving real flexibility for a growing family, home working, or guests.

Outside, the property benefits from a fully enclosed, secluded, south-west-facing rear garden (20m x 9.16m) with a decked seating area, a lawn bordered by mature trees and shrubs, outside electrics, and gated access back to the driveway, alongside a garage (5.16m x 2.79m) with power, lighting, plumbing for a washing machine, and generous additional storage.

Curtis Way sits on the outskirts of Ipswich, in the heart of ever-popular Grange Farm just off Ropes Drive, surrounded by everyday amenities including a Tesco superstore, a doctors' surgery, takeaway restaurants and Kesgrave Library, and within easy reach of the Millennium playing field, Kesgrave Community Centre and the wider National Cycle Network for walking and cycling. Families are well catered for too, with Heath Primary and Cedarwood Primary schools nearby and the property falling within the catchment for the well-regarded Kesgrave High School.

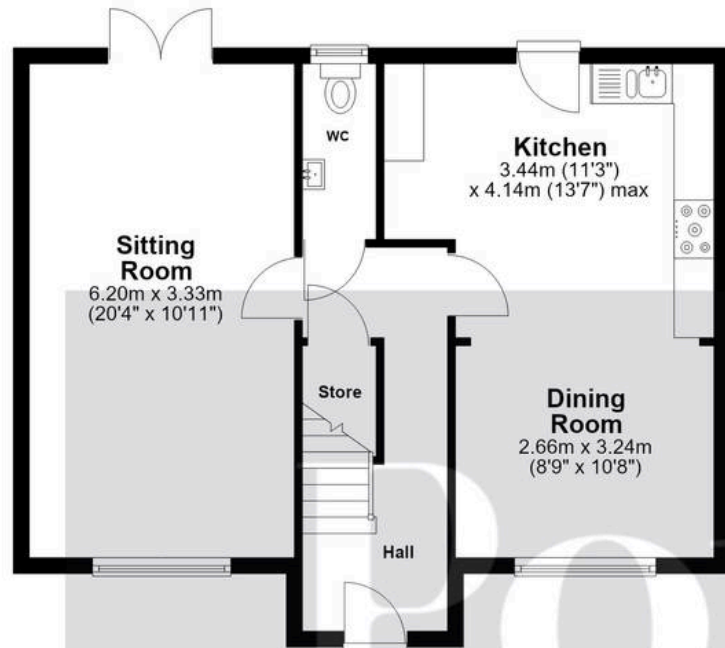
For commuters, the Route 66 bus runs directly into Ipswich, connecting with mainline rail services that reach London in just over an hour, while the A12 and A14 are both close by for easy access to Ipswich town centre and waterfront, Woodbridge, Felixstowe and beyond. Combined with its green open spaces and strong sense of community, Grange Farm continues to be one of Kesgrave's most sought-after addresses for growing families.





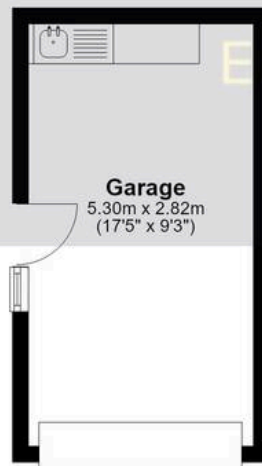
Ground Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



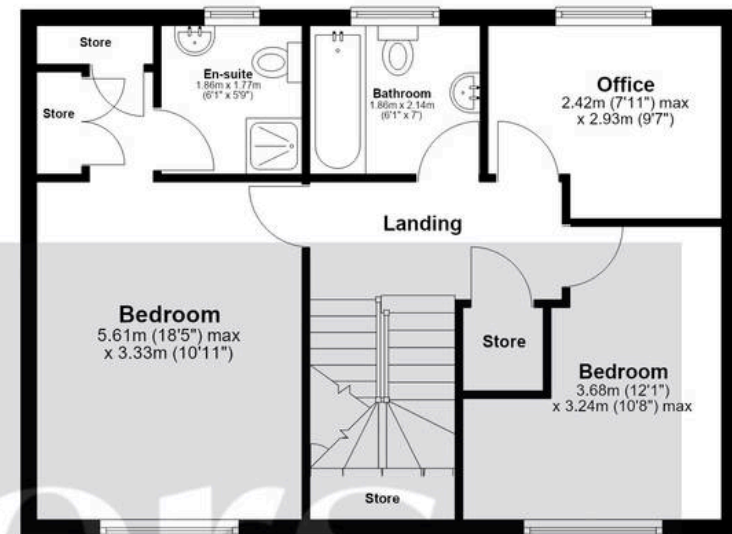
Outbuilding

Approx. 15.0 sq. metres (161.0 sq. feet)



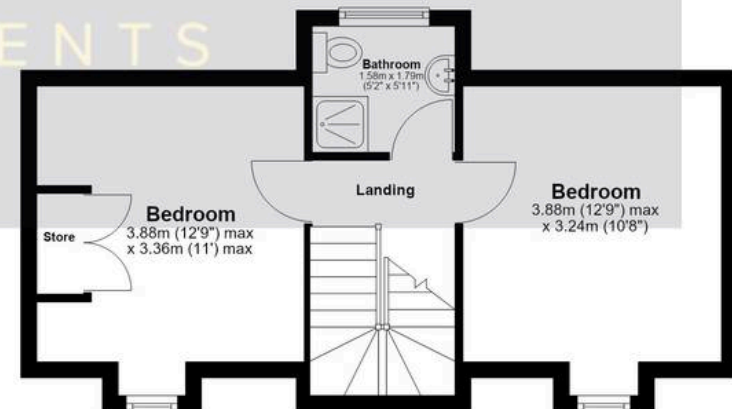
First Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



Second Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 155.8 sq. metres (1676.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

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