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Peart Grove

Grange Farm Kesgrave, IP5 2FY

Asking price £485,000

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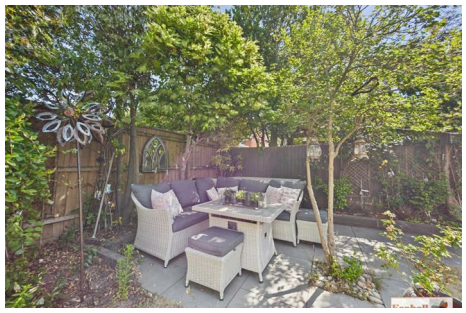




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Front Garden
As previously mentioned the property enjoys the benefit of an excellent area of parking. Block paved driveway to the side of the property with electric charge point (not staying), leading on to the garage with an up and over door and further additional parking on the front which is also block paved for potential two further vehicles. Gated side access leading into the rear garden.

Entrance Hallway
Entrance door to entrance hall, radiator with cover, tiled flooring, stairs off and cupboard under and Oak doors off to the cloakroom, lounge and sliding Oak door into the kitchen diner.

Cloakroom W.C.
7'2" x 3'7" (2.20 x 1.10)
Wash hand basin with cupboard under, radiator, obscure double glazed window to the rear with shutters and tiled flooring.

Kitchen / Diner
20'2" x 10'4" (6.17 x 3.17)
Well fitted comprising 1 1/4 bowl sink with mixer tap and cupboards under, excellent range of work surfaces with drawers and cupboards under, wall mounted cupboards over, integrated dishwasher, washer dryer, fridge freezer, oven with microwave oven with warming draw, five ring hob with extractor, double glazed patio doors with folding shutters to the rear, downlighters and double glazed window to the front with shutters.

Lounge
20'2" x 10'10" (6.15 x 3.32)
Two radiators, double glazed windows to the front with shutters, laminate flooring, coved ceiling and French double glazed doors to the conservatory.

Conservatory
9'8" x 8'11" (2.97 x 2.72)
Double glazed French doors to the outside.

Landing
Cupboard housing the combination boiler, stairs off to second floor and doors to bedrooms one, four and five

Bedroom One
13'11" x 11'0" (4.26 x 3.37)
Double glazed window to front with shutters with a very nice outlook to the front, radiator and through to the dressing room.

Dressing Room
4'1" x 2'9" (1.24m x 0.84m)
Floor to ceiling fitted wardrobes and Oak obscure door to the en-suite shower room.

En-Suite
6'1" x 6'1" (1.87 x 1.86)
Shower cubicle with overhead and handheld showers, wash hand basin with a mixer tap and cupboards under, low-level W.C., downlighters, extractor fan and obscure double glazed obscure window with shutters.

Bedroom Four
11'11" x 10'5" (3.63m x 3.18m)
Double glazed window to front with shutters, radiator and fitted cupboards and shelving.

Bedroom Five (used as a study)
9'6" x 7'11" (2.90m x 2.41m)
Double glazed window to rear with shutters, radiator and laminate style flooring.

Bathroom
6'11" x 6'1" (2.13 x 1.87)
Panel bath with a mixer tap and shower attachment, countertop basin with a mixer tap, low-level W.C., double glazed obscured window and a heated towel rail.

Second Floor Landing
Doors to bedrooms two and three and the bathroom.

Bedroom Two
11'5" x 10'9" (3.50 x 3.28)
Double glazed window with shutters with a pleasant outlook, radiator, access to loft and eaves storage.

Bedroom Three
11'4" x 9'1" (3.47 x 2.78)
Built-in wardrobes, mid section with dresser area, double glazed window to front with shutters and a radiator.

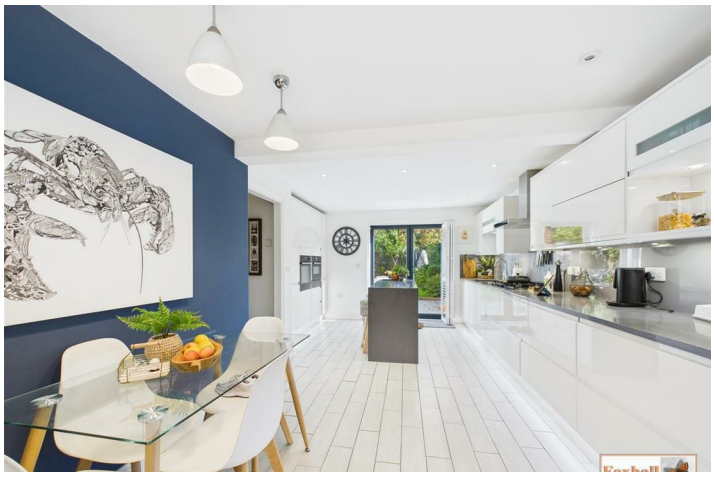
Shower Room
6'0" x 5'2" (1.83 x 1.59)
Shower cubicle with overhead and handheld showers, wash hand basin with a mixer tap and cupboards under, low-level W.C., downlighters, extractor fan, obscure double glazed obscure window with shutters and heated towel rail.

Rear Garden
Large patio area ideal for entertaining, the garden itself is enclosed by timber fencing, mainly laid to lawn , well stocked flower and shrub borders with a nice selection of ornamental trees and a gate to the side leading to the front of the property.

Agents Notes
Tenure - Freehold
Council Tax Band - E









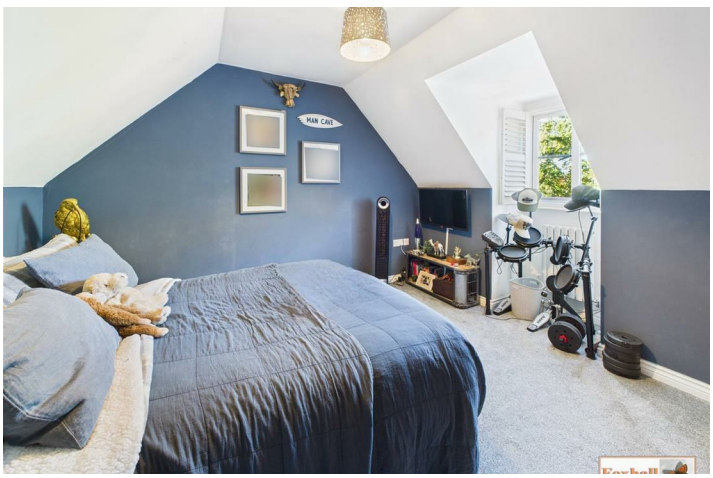


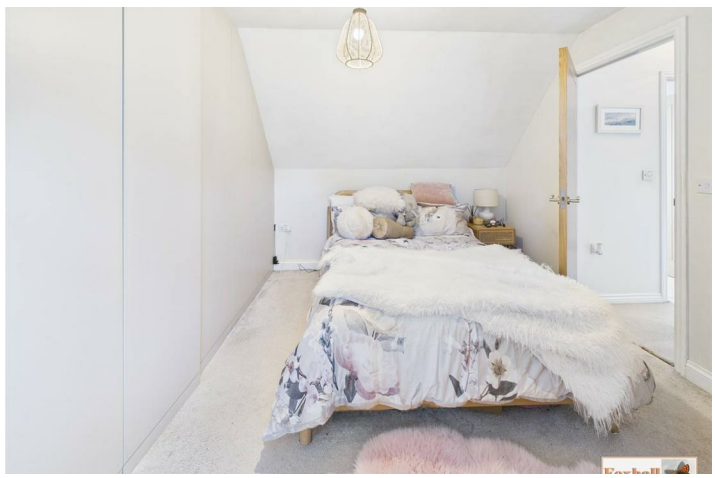








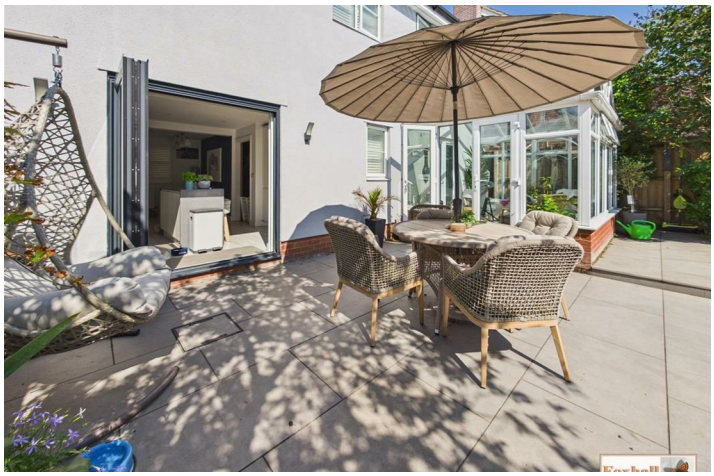













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Road Map



Hybrid Map



Terrain Map



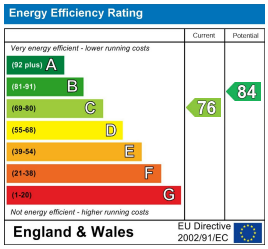
Floor Plan

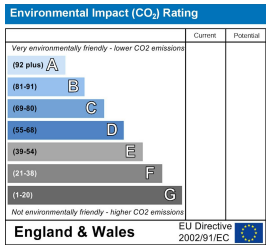


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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