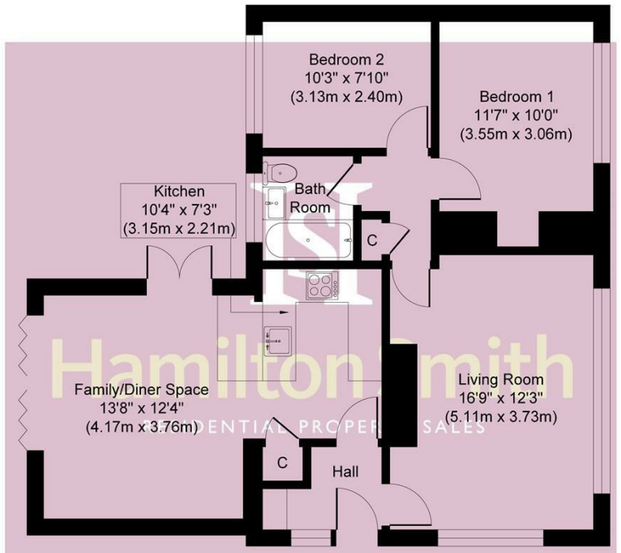

Approximate Floor Area
784 sq. ft
(72.83 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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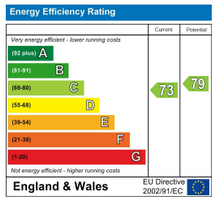

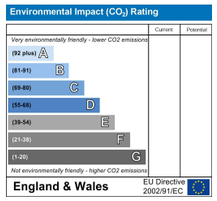

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

74 Penzance Road, Kesgrave IP5 1JU

£380,000

OIEO £380,000 - An EXTENDED 2 bedroom semi detached bungalow situated on the popular old Kesgrave. This well presented home enjoys an extended OPEN PLAN family/diner space off the kitchen, large gardens, ample off road parking and double garage. Don't miss out - Contact us now to book your viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

74 Penzance Road, Kesgrave, IP5 1JU

Kesgrave/Grange Farm

The small town of Kesgrave that incorporates Grange Farm is situated just to the east of Ipswich, and offers local shopping facilities along with Tesco supermarket, sports ground and library. The property is in catchment for the well regarded Kesgrave High School. There is good access to both the A12 & A14 trunk routes to London, Cambridge & Norwich and mainline railway stations at both Ipswich & Woodbridge offering regular services to London Liverpool St and Norwich. Ipswich which is Suffolk's county town offers further facilities including high street shopping, sports clubs, bars & restaurants, marina & waterfront development and music entertainment venues.

Situated on the popular old Kesgrave, near Ipswich is this delightful & extended semi-detached bungalow on Penzance Road that offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The bungalow boasts a welcoming atmosphere, enhanced by its thoughtful layout that maximises space and natural light. The living areas including the open plan kitchen/diner/family space with bi-folding doors and lantern style skylight is designed for relaxation and socialising, making it a wonderful place to entertain friends or enjoy quiet evenings at home. The kitchen is functional and well-equipped, providing a pleasant space whilst enjoying views of the gardens.

The outdoor space is equally appealing, offering a manageable garden that invites you to enjoy the fresh air and sunshine, with a decking area and summer house. Ample storage in the double garage.

Double glazed door to

HALLWAY:

Useful cupboard, radiator and doors off

LOUNGE:

Double glazed window to front and side, radiator, feature fire place, door to inner hall

OPEN PLAN KITCHEN/DINER/FAMILY SPACE: 20'8" x 12'4" max (6.30m x 3.76m max)

KITCHEN: 10'4 x 7'3 (3.15m x 2.21m)

With ample work tops, wall and base units, drawers, double oven, gas hob and extractor hood over, space for appliances, tiled walls, spot lighting, laminated flooring flowing through to the dining space.

DINER/FAMILY SPACE: 13'8 x 12'4 (4.17m x 3.76m)

Feature lantern style skylight, bi-fold doors to garden, double glazed doors to side decking area, laminated floor and a radiator.

INNER HALL:

Airing cupboard with combi boiler, loft accesss, doors off.

BEDROOM ONE: 11'7 x 9'9 (3.53m x 2.97m)

Double glazed window to front, 2 fitted wardrobes and a radiator.

BEDROOM TWO: 10'3 x 7'8 (3.12m x 2.34m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to rear, bath with mixer shower taps and shower over, glass screen, hand wash basin, W.C, towel radiator and tiled walls.

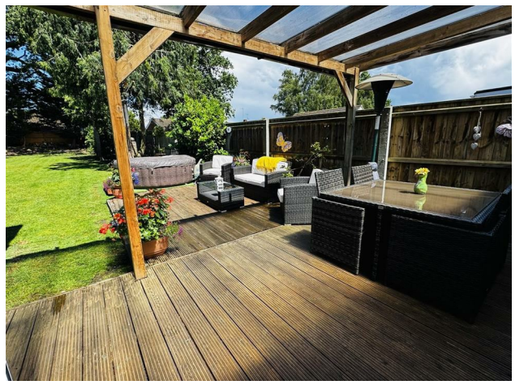
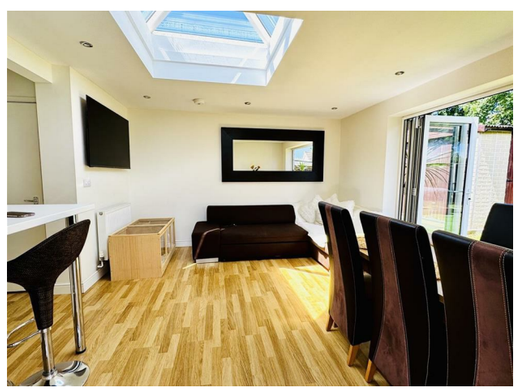
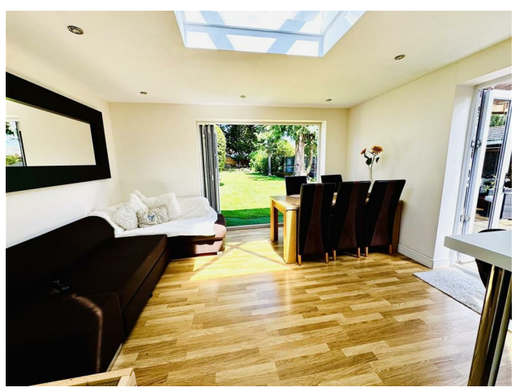
OUTSIDE:

To the front is an open plane garden with a lawn and part block paved and tarmac driveway providing ample off road parking. The drive leads to the rear to a DOUBLE GARAGE via gates.

The beautiful and large rear garden is mainly lawn with a range of mature trees and shrubs. There is a decking-entertaining space complimented with a pergola, summer house with power and access to the double garage. The garden and property enjoys lighting.

GARAGE:

Double garage/workshop with up and over door and power/lighting connected.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com