

Foxhall



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Curtis Way

Kesgrave Ipswich, IP5 2FX

Guide price £525,000



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Curtis Way

SUBSTANTIAL DETACHED FIVE DOUBLE BEDROOM DETACHED HOUSE - THREE BATHROOMS / EN-SUITES AND ONE CLOAKROOM W.C. - OPEN PLAN KITCHEN / DINER ROOM - LARGE DUAL ASPECT LOUNGE - GARAGE AND OFF ROAD PARKING THREE VEHICLES VIA BLOCK PAVED DRIVEWAY WITH ECO ELECTRIC CHARGER - SECLUDED SOUTH-WEST REAR GARDEN

Foxhall Estate Agents are delighted to offer for sale this substantial detached five bedroom family house offering substantial accommodation over three floors in the heart of ever popular Grange Farm, Kesgrave.

The property comprises of five bedrooms, three bathrooms / en-suites together with downstairs cloakroom, open plan kitchen/diner room and separate spacious dual aspect lounge opening out onto the rear garden. The largest bedroom which is located on the first floor also has a walk in wardrobe as well as an en-suite bathroom. There is an airing cupboard on this floor and also triple built in cupboards on the half landing on the way to the third floor.

The property also benefits from a garage and block paved driveway with electric car charger and enclosed secluded south-westerly facing rear garden. Reception hallway with understairs cupboard and downstairs W.C.

Situated on the outskirts of Ipswich and in the heart of Grange Farm just off Ropes Drive, surrounded by a number of local amenities including Tescos, doctors surgery, schools, takeaway restaurants, library and close to Millennium playing field and on Route 66 bus route. Conveniently located for access both into Ipswich town and waterfront in one direction and Martlesham and Woodbridge in the other as well as the A12 / A14.

Front Garden

Low maintenance front garden door to the property with block paved driveway leading to the garage and rear garden with an EVO charge point and off-road parking for 2-3 vehicles.

Entrance Hallway

Laminate flooring, radiator, coving, extensive understairs cupboard, stairs up to the first floor, door to lounge, kitchen/diner and the W.C.

Lounge

20'2 x 10'10 (6.15m x 3.30m)

Laminate flooring, double glazed window to the front with fitted blinds, double glazed French doors to the rear, two radiators, an aerial point and coving.

Kitchen / Diner

20'1 x 9'11 (6.12m x 3.02m)

Laminate flooring on one half and tiles on the other, laminate flooring in the dining area which has a radiator, coving, double glazed windows with fitted blinds and then through to the kitchen area. Comprising of wall and base units with cupboards and drawers under, worksurfaces over, ceramic 1 1/2 sink bowl drainer unit with a directional mixer tap, space and plumbing for a dishwasher, large six ring ILVE gas range cooker with a stainless steel splash-back, stainless steel extractor fan, space for a full height American style fridge freezer, mermaid style splash-back, coving, spotlights and double glazed UPVC door to the rear garden.

First Floor Landing

Radiator, carpet flooring, coving, stairs up to the second floor, doors to all bedrooms and the bathroom. There is an Airing cupboard housing the Ideal Logic combination boiler with storage and a radiator.

Bedroom One

13'9 x 11' (4.19m x 3.35m)

Double glazed window with fitted roller blinds to the front, radiator, coving, carpet flooring, walk-in triple wardrobe area and door to the en-suite.

En-Suite

6'1 x 6'1 (1.85m x 1.85m)

Walk-in shower cubicle with shower, low-flush W.C., pedestal wash hand basin, obscure double glazed window to the rear with fitted roller blind, radiator, tiled flooring, splash-back tiling, extractor fan and spotlights.

Bedroom Two

12' x 9'5 (3.66m x 2.87m)

Carpet flooring, coving, window to front and a radiator.

Bedroom Three

9'5 x 7'10 (2.87m x 2.39m)

Double glazed window, coving, radiator and laminate flooring.

Family Bathroom

6'2 x 6'2 (1.88m x 1.88m)

Panelled bath with a mixer tap and shower over, low-flush W.C., pedestal wash hand basin, tiled flooring, tiled splash-back, obscure double glazed window to rear with fitted blinds, coving and an extractor fan.

Second Floor Landing

Triple built-in cupboards for storage and then you have another half set of stairs up to the second landing. Doors to bedroom and also the shower room with coving and carpet flooring.

Top Floor Shower Room

7'2 x 3'4 (2.18m x 1.02m)

Walk-in shower cubicle with shower, low-flush W.C., pedestal wash hand basin, tiled flooring, obscure double glazed window to the rear with fitted blind, radiator and splash-back tiling.

Bedroom Four

11'4 x 11'1 (3.45m x 3.38m)

Double glazed window with fitted roller blind in Dorma style, radiator and a built-in triple wardrobe.

Bedroom Five

11'3 x 10'7 (3.43m x 3.23m)

Double glazed window to the front with roller blind in Dorma style, radiator, carpet flooring and access to loft.

Rear Garden

65'7" x 30'0" (20 x 9.164)

Fully enclosed rear garden with decking, mainly laid to lawn with mature tree and shrubs, outside electrics, pedestrian door to the garage and gate out into the driveway and parking.

Garage

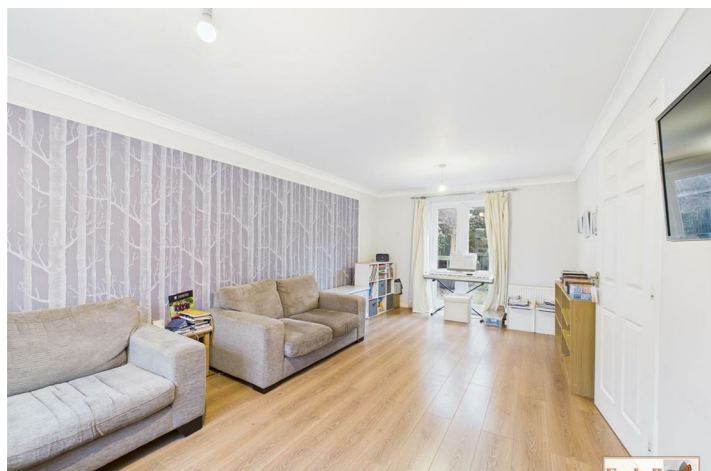
16'11 x 9'2 (5.16m x 2.79m)

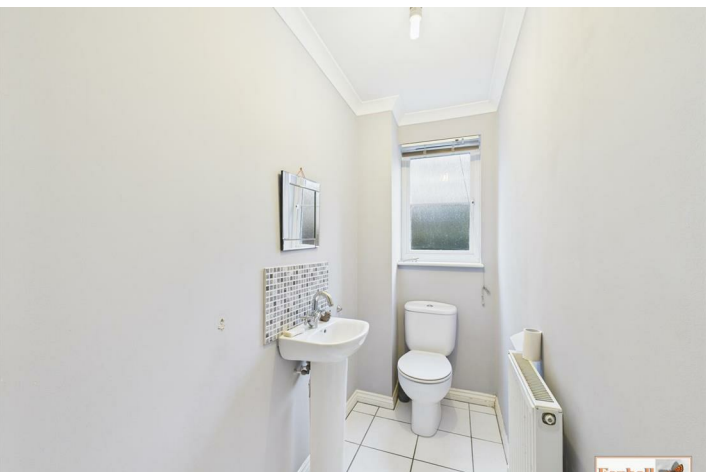
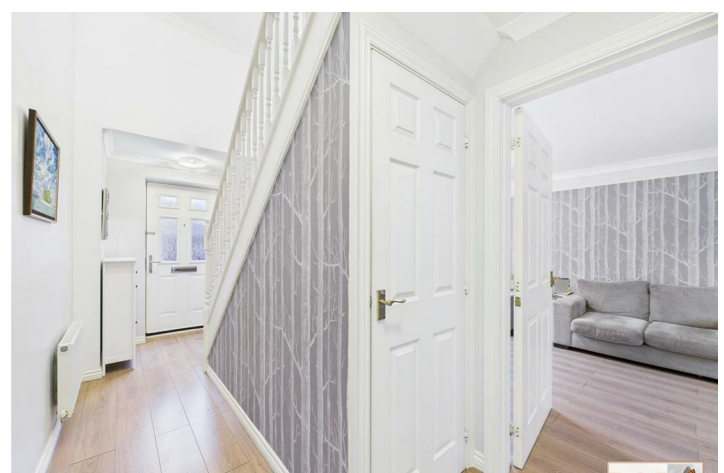
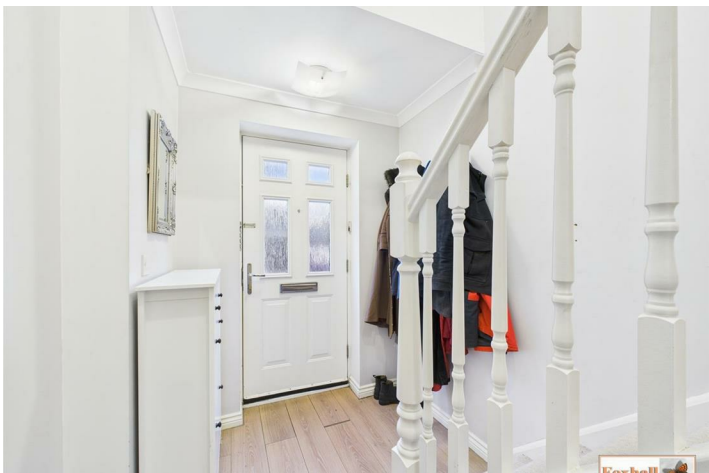
With power and lighting, plumbing for a washing machine, space for a dryer, wall and base cupboards with worksurface over, stainless steel sink bowl drainer unit, plenty of storage, manual up and over door and solid floor.

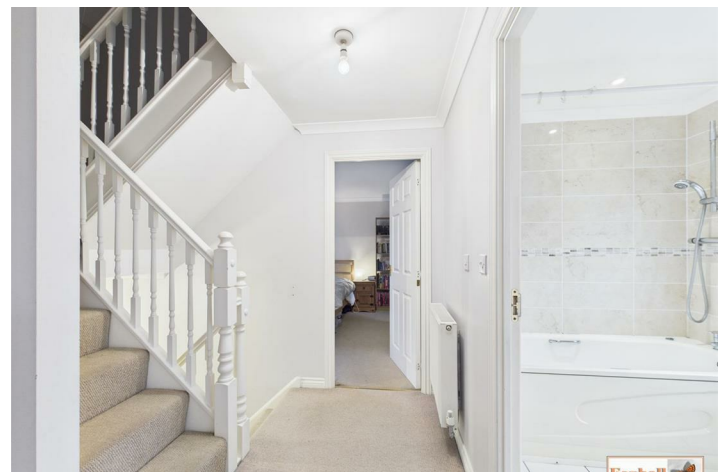
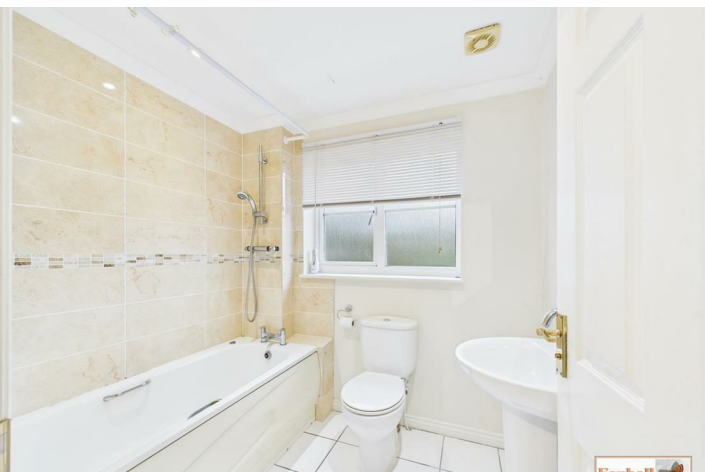
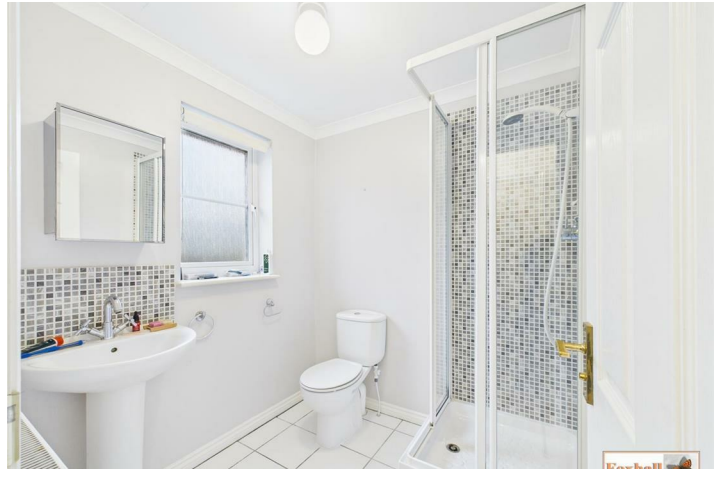
Agents Notes

Tenure - Freehold

Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



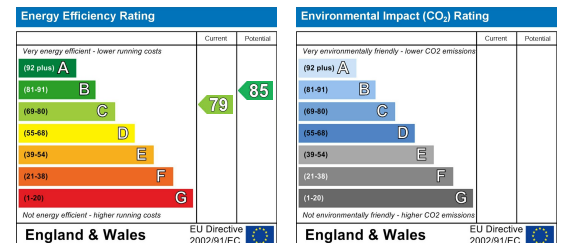
Floor Plan



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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