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£450,000

Guide Price

Bell Lane, Kesgrave, Ipswich

Offering considerably more space than first appearances might suggest, this FIVE BEDROOM SEMI-DETACHED BUNGALOW occupies a generous plot on Bell Lane in the highly sought-after area of Kesgrave. Having been EXTENDED & RECONFIGURED, the property now provides approximately 1,564 SQ FT OF VERSATILE ACCOMMODATION arranged entirely across one level.

At the heart of the home is a SPACIOUS KITCHEN/DINER with French doors opening directly onto the rear garden, complemented by a

SEPARATE UTILITY ROOM. An impressive 18'10" LIVING ROOM provides excellent family living space, while FIVE BEDROOMS offer flexibility for larger families, home working or additional reception space if required. A spacious family bathroom with both a bath and separate shower is joined by an ADDITIONAL CLOAKROOM.

Outside is a real highlight. A LARGE DRIVEWAY PROVIDES EXTENSIVE OFF-ROAD PARKING, with gated access continuing to the DOUBLE GARAGE and rear garden. The SUBSTANTIAL REAR GARDEN extends

a considerable distance behind the bungalow, with a patio immediately adjoining the property and a substantial lawn beyond, providing fantastic space for families and plenty of opportunity to make the garden your own.

Situated within DESIRABLE KESGRAVE, the property is well positioned for local amenities, KESGRAVE HIGH SCHOOL, nearby Martlesham and convenient access towards Ipswich and the surrounding Suffolk countryside.











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Local Authority:
EAST SUFFOLK

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Ipswich
01473 251907
ipswich@oakheart.co.uk
12 Upper Brook Street, Ipswich, Suffolk, IP4 1EF

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