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Bull Drive

Kesgrave, Ipswich, IP5 2BS

Price £340,000



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FAMILY HOME LOCATED ON THE SOUGHT AFTER GRANGE FARM DEVELOPMENT - THREE BEDROOMS, EN-SUITE TO PRIMARY BEDROOM - GROUND FLOOR CLOAKROOM AND FAMILY BATHROOM - KITCHEN AND DINING AREAS - UTILITY ROOM - GENEROUS SIZE LOUNGE - WELL PRESENTED AND LANDSCAPED REAR GARDEN - UPVC DOUBLE GLAZED WINDOWS - CARPORT PLUS ADDITIONAL ALLOCATED PARKING - CLOSE PROXIMITY TO CEDARWOOD PRIMARY.

Foxhall Estate Agents are pleased to offer for sale this family home located on the sought after Grange Farm development.

The accommodation comprising of three bedrooms, kitchen and dining areas, spacious lounge, ground floor cloakroom, en-suite to primary bedroom, family bathroom, gas central heating, utility room, landscaped and well presented rear garden and a carport plus additional allocated parking.

The property is also conveniently located for access to Cedarwood Primary School (subject to availability) along with the Millennium field and Long Strops walks. There is great access to local amenities including Tesco's, Farmhouse public house, Martlesham retail park, BT's Adastral Park and Suffolk Constabulary headquarters in Martlesham, Ipswich Hospital and access to the A12/A14.

Front Garden

There is a pathway leading to the entrance door and the remainder of the front being laid to mature shrubs and a canopy porch with outdoor lighting with access to the private parking area for carport plus an additional parking space which is number 4.

Entrance Hallway

Access via a double glazed entrance door, radiator, stairs rising to the first floor, double doors giving access to the lounge, door to the cloakroom, door to the kitchen / diner, smooth ceiling and carpeted flooring.

Lounge

17'8" x 10'7" (5.38m x 3.23m)

UPVC double glazed window to front, two UPVC double glazed windows to side, two radiators, carpeted flooring and smooth ceiling.

Kitchen / Dining Areas

17'7" x 9'7" (5.36m x 2.92m)

Dining Area - UPVC double glazed window to front, UPVC double glazed double doors giving access to the garden, radiator, carpeted flooring, smooth ceiling and access into the kitchen area.

Kitchen Area - UPVC double glazed window to side, 1 1/2 bowl stainless steel sink with Victorian style mixer tap inset into a rolled edge worksurface with cupboards and drawers under and matching above, built-in NEFF oven, built-in hob with extractor hood over, space for a fridge freezer and door giving access to the utility room.

Utility Room

5'7" x 5'2" (1.70m x 1.57m)

Single drainer stainless steel sink with a mixer tap inset into a roll edge worksurface with cupboards under and matching above. Space and plumbing for a washing machine, radiator, tile effect vinyl flooring, smooth ceiling with extractor fan and door giving access to a storage cupboard with plenty of space for a freezer.

Downstairs W.C.

5'3" x 3'1" (1.60m x 0.94m)

Low-level W.C., pedestal wash hand basin with tiled splash-backs, wood Herringbone style vinyl flooring and smooth ceiling with an extractor fan.

Landing

Radiator, carpeted flooring, airing cupboard, smooth ceiling giving loft access and doors to all bedrooms and the bathrooms.

Bedroom One

14'3" x 10'7" (4.34m x 3.23m)

Double aspect UPVC double glazed windows to front and side, built-in double wardrobes, carpeted flooring, smooth ceiling and door giving access to the en-suite.

En-Suite

5'8" x 4'0" (1.73m x 1.22m)

UPVC double glazed window to front, low-level W.C., pedestal wash hand basin with a mixer tap, fully tiled shower cubicle with independent shower over, smooth ceiling with extractor fan, shaver point, radiator and carpeted flooring.

Bedroom Two

10'9" x 9'6" (3.28m x 2.90m)

UPVC double glazed window to front, radiator, storage space, fitted double wardrobe, carpeted flooring and smooth ceiling.

Bedroom Three

11'0" x 6'10" (3.35m x 2.08m)

UPVC double glazed window to side, radiator, built-in double wardrobes, smooth ceiling and carpeted flooring.

Family Bathroom

6'5" x 6'5" (1.96m x 1.96m)

UPVC double glazed window to side, low-level W.C., pedestal wash hand basin, shaped and panel bath with a mixer tap and shower attachment, tile effect vinyl flooring, radiator, part tiled walls, shaver point, smooth coved ceiling with an extractor fan.

Rear Garden

The well presented and well maintained landscaped rear garden commences with a patio area with raised flowerbeds with mature trees and shrubs, sleeper bench and gated access to the rear parking spaces. There is outside power with an outside tap and a grey stone chip patio area with a water feature and shed to remain.

Side Garden

Enclosed by hedging and is laid to lawn.

Carport

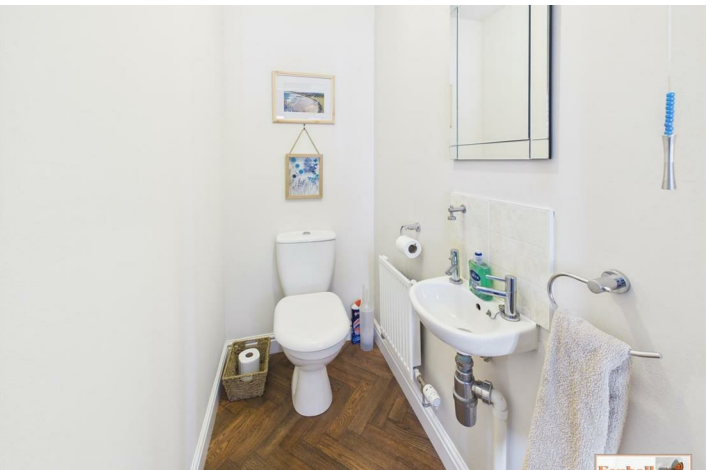
The carport has power and lighting

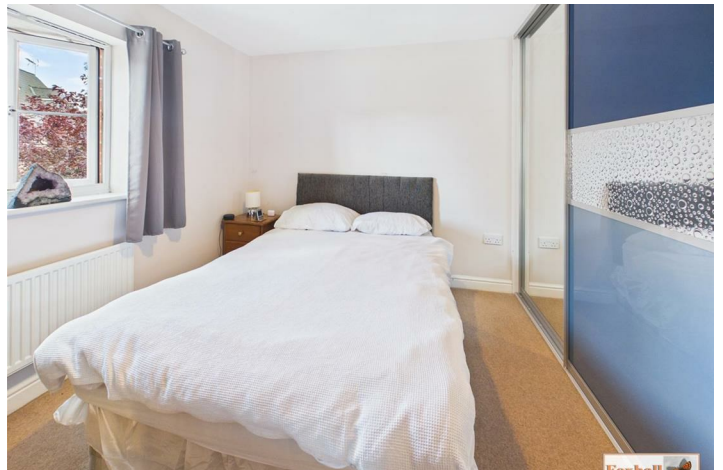
Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



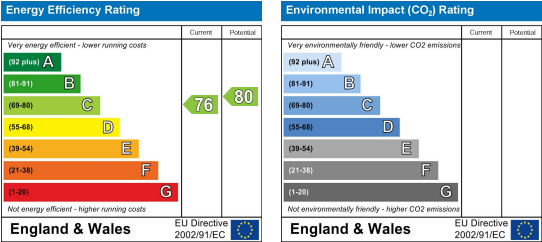
Floor Plan



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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