

8 The Woolnoughs, Kesgrave, Ipswich, IP5 2FD



Freehold

Guide Price

£410,000

Subject to contract

Cul-de-sac location

2 bedrooms
Sitting room, conservatory
Kitchen/dining/family room



Situated in the heart of Grange Farm is this extended detached bungalow located in a quiet cul-de-sac adjacent to Oak Meadow.

Some details

General information

Situated in the heart of Grange Farm within a cul-de-sac is this two bedroom detached bungalow. The property has been extended to create a kitchen/dining/ family room and utility room. There is an en-suite to the main bedroom, shower room, a conservatory overlooking the South facing garden, double glazing and gas central heating (not tested). It also has underfloor heating to some of the main bedroom, kitchen/dining/family room and the utility room.

The reception hall has an airing cupboard, porcelain tiled floor running through to the shower room and kitchen/dining/family room and doors off. The sitting room has a box-bay window to the front and a door leading to the conservatory which overlooks the rear garden with patio door to the side.

Bedroom two has a window to the rear and French doors on to the garden. Bedroom one is adjacent with two windows to the rear, built-in wardrobes to one wall with sliding mirrored doors and a sliding door leading to an en-suite of basin and WC. The shower room comprises a shower, basin and WC.

The kitchen/dining/family room has a dual aspect with three windows to the front and a window to the rear. There are a range of base and eye-level units, granite work surface, sink, induction hob with twin ovens and extractor over, space for American style fridge/freezer and a breakfast bar. There is a door to the utility room with a range of base and eye-level units, sink, space for washing machine and tumble dryer and a door to outside.

Reception hall

Sitting room

16' 7" into bay x 11' 6" (5.05m x 3.51m)

Conservatory

11' 3" x 9' 6" (3.43m x 2.9m)

Bedroom two

13' 6" x 11' 6" (4.11m x 3.51m)

Bedroom one

22' 4" x 10' 3" (6.81m x 3.12m)

Ensuite

8' x 2' 8" (2.44m x 0.81m)

Shower room

8' x 7' 7" (2.44m x 2.31m)

Kitchen/dining/family room

28' 5" x 15' 7" (8.66m x 4.75m)

Utility room

9' 2" x 6' 2" (2.79m x 1.88m)

Outside

There is a small front garden with flower and shrub beds along with a block paved driveway to the side providing parking for numerous vehicles.

To the rear there is a terrace which wraps around the property and opens out on the rear garden which is predominantly laid to lawn with mature flower and shrub borders. There is a summerhouse with attached garden shed and the garden is enclosed by panel fencing.

Location

The Woolnoughs is situated to the eastern outskirts of the town on a modern development known as Grange Farm with amenities including a public house and Tesco superstore. There is excellent links to the A1214 and Ipswich town centre is also easily accessible with an abundance of shopping facilities, coffee houses, bars and restaurants. Further amenities including John Lewis, Waitrose and Sainsburys are close by.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - SHA

Directions

From our Fenn Wright Main Road office proceed towards the A12 turning right at the mini-roundabout into Ropes Drive. Continue along and take the sixth left into Deben Valley Drive and then the second right into The Woolnoughs. The property will be located at the end of the cul-de-sac on the right hand side.

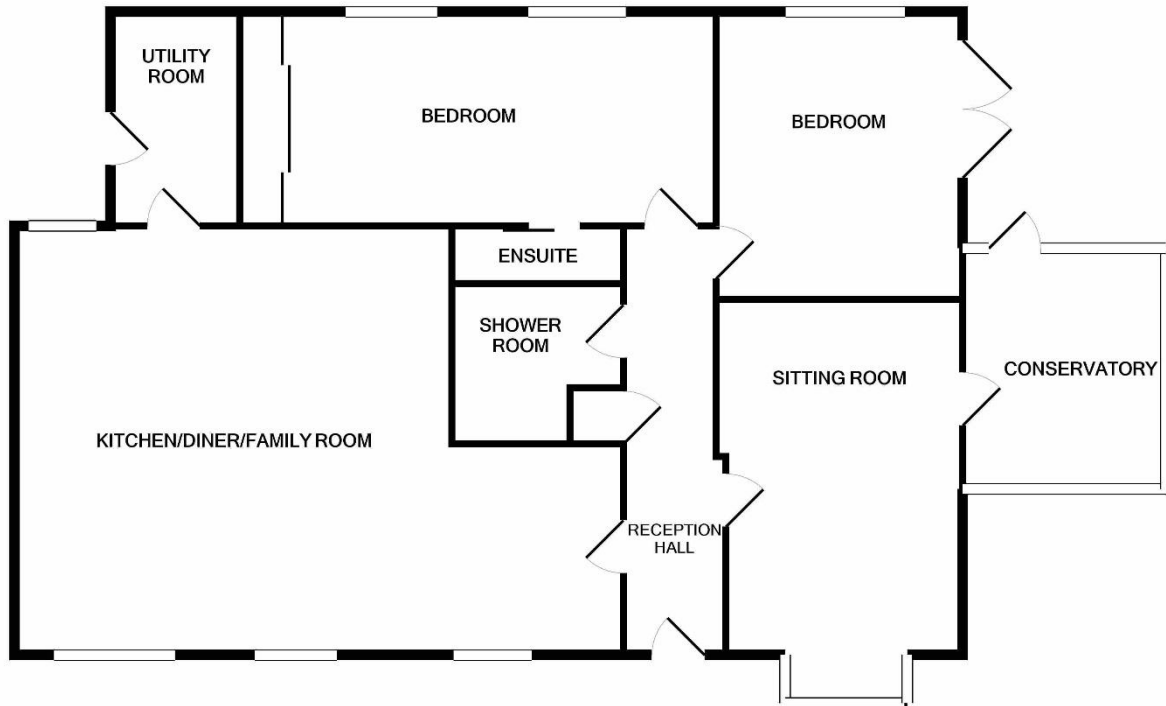
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 358 400



To find out more or book a viewing

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