

1 Jennings Drift, Kesgrave, Ipswich, Suffolk, IP5 2HA



**Freehold**

Guide Price

**£425,000**

Subject to contract

**Garage and parking**

4 bedrooms  
2 reception rooms  
Bathroom and en-suite  
Corner plot





## Some details

### General information

Situated in the Grange Farm area with a number of amenities nearby, including Cedarwood Primary School and Millennium Playing Field is this modern four bedroom detached family home.

The property occupies a corner plot and offers a generous sitting room, separate dining room and a kitchen overlooking the garden. It also has an en-suite to the main bedroom, double glazing, gas central heating (not tested), garage and parking.

The accommodation comprises a reception hall which has stairs to the first floor and doors off. The sitting room has a triple aspect overlooking the front and side gardens, an understairs cupboard and gas fire.

The kitchen has a range of contemporary base and eye-level units, integrated appliances include dishwasher, washing machine, fridge/freezer, electric oven and gas hob. There is a door to the rear garden. Adjacent is the dining room which has double doors to the rear garden and a window to the front. To complete the ground floor is a cloakroom which has a basin and WC.

The first floor landing has doors off. The main bedroom overlooks the rear, has built in wardrobes and a door to the en-suite which has a shower, basin and WC. There are three further bedrooms two of which have built-in wardrobes and the family bathroom has a bath with shower over, basin and WC.



### Reception hall

#### Sitting room

18' 7" x 10' 6" (5.66m x 3.2m)

#### Dining room

10' 7" x 9' 5" (3.23m x 2.87m)

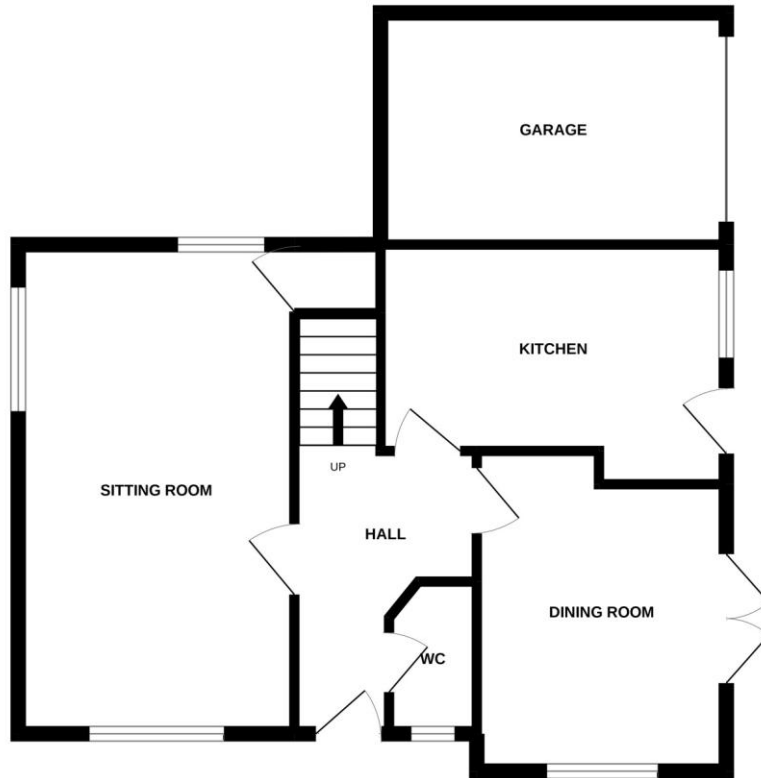
#### Kitchen

13' 2" x 8' 1" (4.01m x 2.46m)

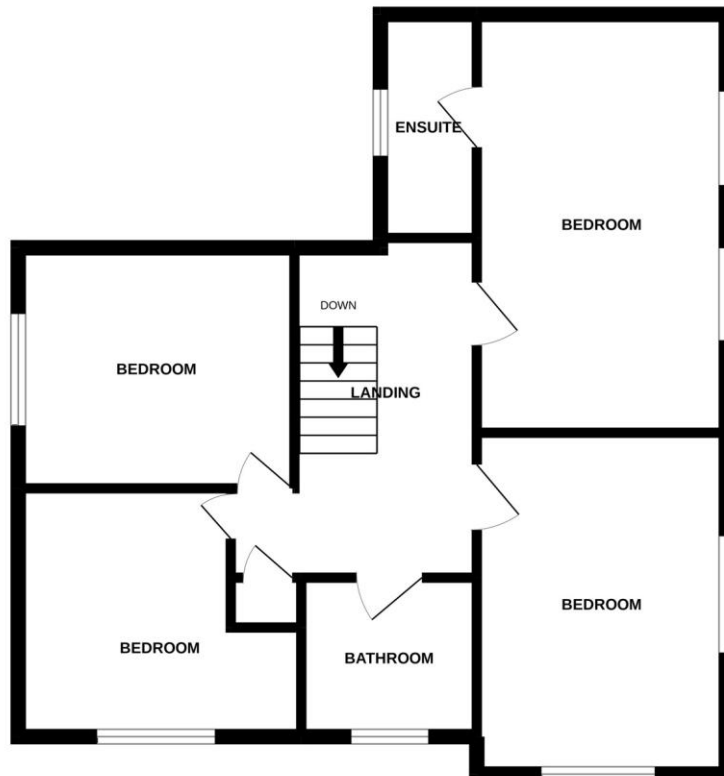
#### Cloakroom

Situated on a corner plot, in the sought-after Grange Farm area, is this detached four bedroom family home with parking and a garage.

GROUND FLOOR



1ST FLOOR







## Landing

### Bedroom one

14' 9" x 10' 7" (4.5m x 3.23m)

### Ensuite

8' 8" x 4' 3" (2.64m x 1.3m)

### Bedroom two

12' 8" x 9' 5" (3.86m x 2.87m)

### Bedroom three

10' 8" x 8' 9" (3.25m x 2.67m)

### Bedroom four

9' 5" x 8' 3" (2.87m x 2.51m)

### Bathroom

7' x 6' 1" (2.13m x 1.85m)



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### Outside

The front of the property has a garden which is laid to the lawn which wraps round the left-hand side of the property.

The walled rear garden has been mainly laid to astro-turf with borders, patio area and a gate leading to parking. The integral garage has a up/over door, power and lighting.

### Location

The property is situated in the popular location of the Grange Farm development. There are excellent facilities for both primary and secondary education, including Cedarwood Primary and Kesgrave High School. The A12 and A14 are easily accessible as is the nearby retail area of Martlesham where a Tesco Superstore, petrol station, Next, Marks & Spencer and various other outlets.

### Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - C

Our ref - JG

### 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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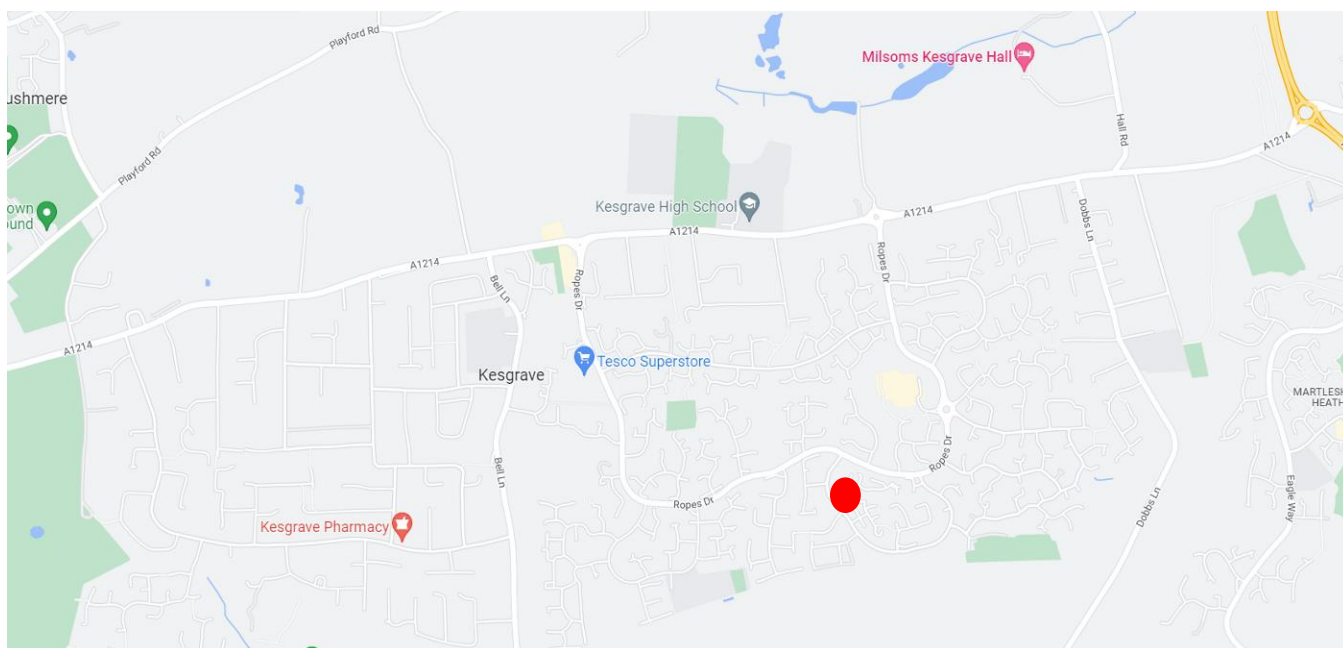
### Viewing

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## Directions

From Fenn Wright's Main Road Kesgrave branch proceed in an easterly direction turning right at the roundabout onto Ropes Drive. After some distance take the seventh right onto Century Drive and then first left into Jennings Drift where the property will be found on the left hand side.

To find out more or book a viewing

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