

68 Dewar Lane, Kesgrave, Ipswich, IP5 2GJ



**Freehold**

Guide price

**£270,000**

Subject to contract

**Grange Farm**

2 bedrooms  
Sitting room  
Kitchen/dining room  
Bathroom and WC



Situated on Grange Farm is this modern end terrace house with an open-plan kitchen/diner, parking, garage and a west-facing garden.



# Some details

## General information

Situated in the heart of Grange Farm, on the Eastern outskirts of Ipswich is this modern two bedroom end terrace house. The property has been modernised and offers an open-plan kitchen/diner overlooking the West-facing garden, first floor bathroom, cloakroom, good size sitting room, parking, garage, gas central heating (not tested) and double glazed windows.

The accommodation comprises a hall with a door leading into the sitting room. The sitting room overlooks the front, stairs leading to the first floor and a doorway into the kitchen. The kitchen/dining room overlooks the rear garden and has a range of base & eye level units, work surfaces and sink. There are integrated appliances including a dishwasher, gas hob, electric oven and space for a washing machine fridge/freezer. A door leads out to the garden and there is a cloakroom which has a basin and WC.

The first floor landing has doors off to two bedrooms, the main bedroom that boasts a triple aspect. The family bathroom has a basin, WC and bath with shower over.

## Hall

### Sitting room

14' 8" x 13' 4" (4.47m x 4.06m)

### Kitchen/dining room

13' 4" x 8' 7" (4.06m x 2.62m)

## WC

### Bedroom one

13' 3" x 11' 5" (4.04m x 3.48m)

### Bedroom two

9' 6" x 7' 1" (2.9m x 2.16m)

## Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

## Outside

There is a parking space to the front of the property which also provides access to a garage with an up and over door power and lighting. The front garden is laid to lawn with a path leading to the front door and side access to the rear garden.

To the rear of the property the garden is mainly laid to lawn with a patio area and side access.

## Location

The property is situated in the popular location of the Grange Farm Development. There are excellent facilities for both primary and secondary education close by. The A12 and A14 are easily accessible as is the nearby retail area of Martlesham where a Tesco superstore, petrol station, Next, Marks & Spencer Food Hall and various other outlets.

## Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating D

Our ref - JEG

## Directions

From our Main Road Kesgrave office head east along the A1214, at the roundabout turn right onto Ropes Drive shortly followed by the second left onto Fentons Way. Continue for a short distance where Dewar Lane can be found as the third turning on the right and the property is situated a short way down on the left hand side.

## Further information

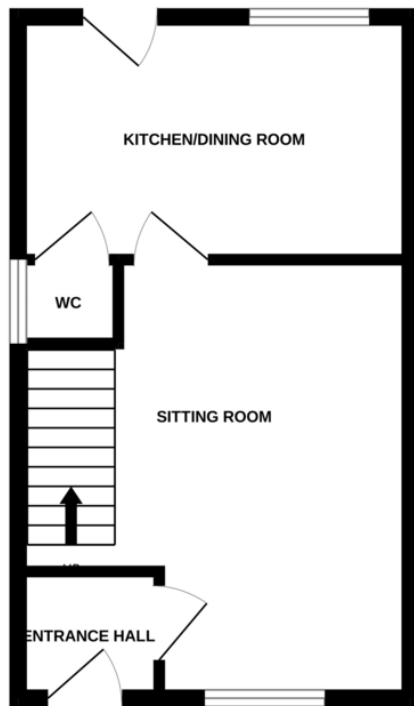
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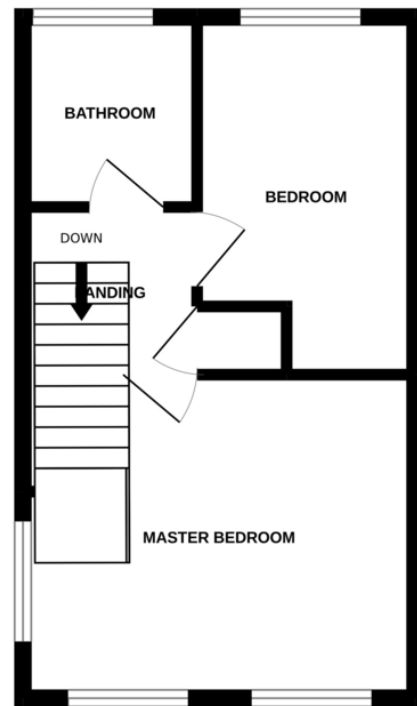
## Viewing

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

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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