



Grier & Partners



29 HARES CLOSE, KESGRAVE, IPSWICH, IP5 2EZ  
OFFERS IN EXCESS OF £270,000

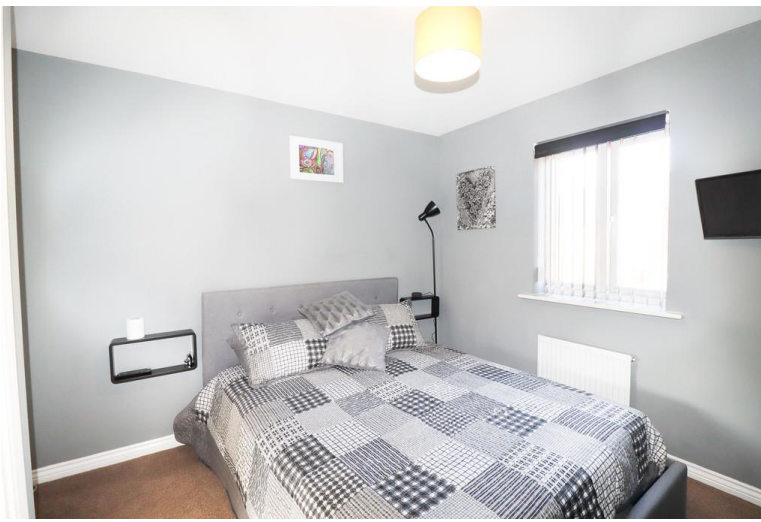






## INTRODUCTION

A most attractive double fronted house in the town of Kesgrave on the eastern edge of Ipswich. This property offers generous ground floor living space with 3 bedrooms on the first floor, one with en-suite. Situated in a quiet cul de sac, this property is an excellent first-time purchase or family home. Contact us to arrange a viewing.



#### **DIRECTIONS**

From the A12, join the A1214 westbound from the roundabout. Continue along the A1214 until you reach the second roundabout, take the first exit onto Ropes Drive. Continue along Ropes Drive for half a mile until you reach Wilkinson Drive, turn down Wilkinson Drive until you reach Hares Close. Once on Hares Close, take the second turning on the left, the property can be found at the end of the lane on the left.

#### **INFORMATION**

built in 2011 of brick and timber frame construction, combination boiler, all mains services are connected, no service charge payable. Local schools include Cedarwood Junior, Kesgrave High and a nursery. Local facilities include easy walking distance a library, community centre, Tesco store and several independent retail units.



#### **KESGRAVE**

Kesgrave is situated on the eastern edge of Ipswich and offers many facilities such as shops including a Tesco, three primary schools and Kesgrave High School, a community hall, the renowned Milsoms Kesgrave Hall, ample green spaces, and easy access to the town of Ipswich from the property.



The county town of Ipswich offers a range of local facilities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

#### **SERVICES**

mains water, gas, electric and drainage are connected to the property. Ipswich Borough Council - 01473 432000 - Council Tax Band - C - Energy Performance Certificate - .

#### **NOTE**

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.







## ACCOMMODATION

over two floors, on the first floor:

### BEDROOM ONE

15" x 10'7" Window to the rear, double built in wardrobe, door to:

### EN-SUITE

window to the front, contemporary white suite including fully tiled shower cubicle, half tiling to walls and tiled floor.

### BEDROOM TWO

8'6" x 8'3" Window to the rear

### BEDROOM THREE

6'3" x 8' 2" Window to the front, fitted double wardrobe to rear wall

### FAMILY BATHROOM

Window to the front, white suite includes pan bath, half tiled walls and tiled floor

### LANDING

return stairs to ground floor, access to insulated loft space, linen/ storage cupboard

### ENTRANCE HALL

via paneled door to generous reception hall, doors to sitting room kitchen /diner and Cloakroom suite with hand-wash basin, WC and extractor fan

### KITCHEN BREAKFAST ROOM

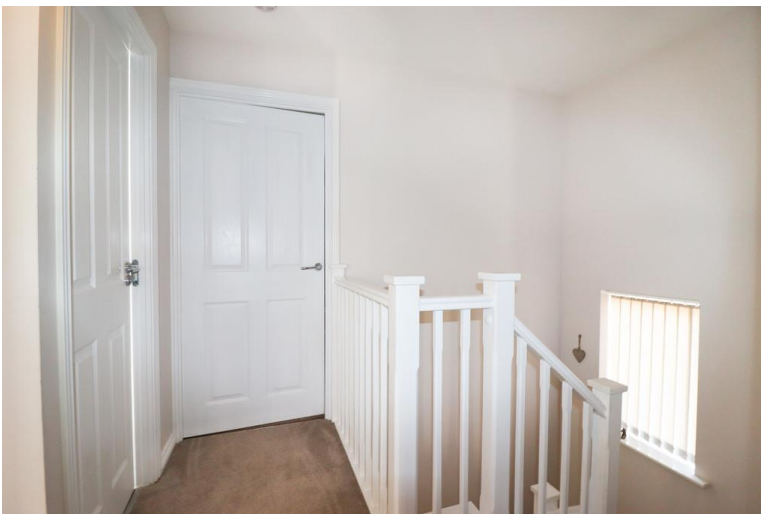
15' x 8'8" extensive range of fitted wall and base units arranged in a U-shaped configuration incorporating inset style sink and drainer with adjacent work surfaces with cupboard and drawer units under wall mounted combination boiler, gas hob extractor over stainless steel splash back with electric oven beneath.

### SITTING ROOM

15' x 10'4" window to the front and double doors to garden:

### GARDEN

30" x 27" securely fenced on all sides, paved area to the rear of the house, 12" x 8" timber shed, garden laid with Astra turf, not directly overlooked by surrounding properties, two car parking spaces close to the house, Side access available to the property to the parking area.

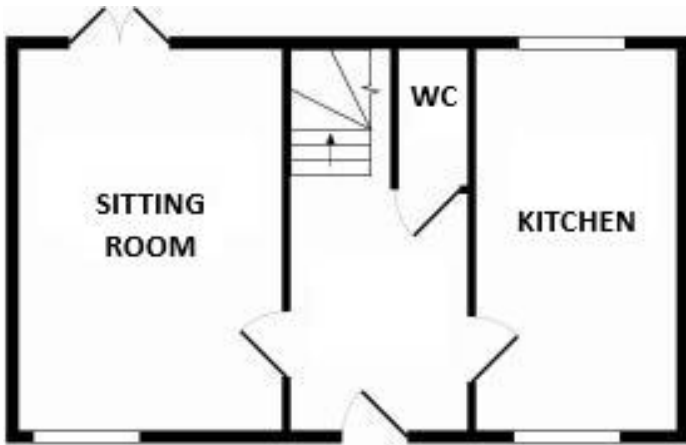




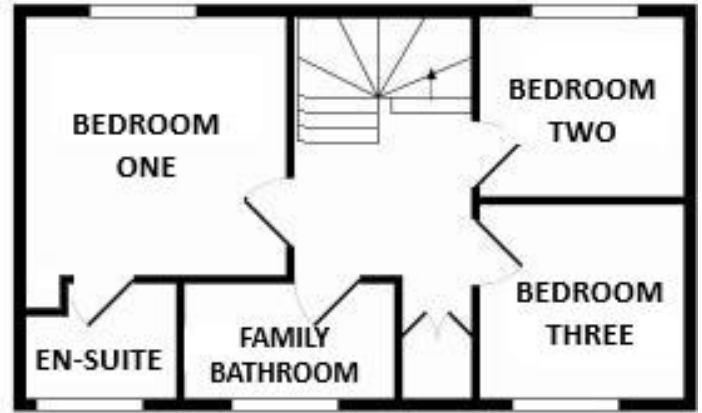








**Ground Floor**



**First Floor**

