

18 Tremlett Lane, Kesgrave, Ipswich, IP5 2DJ



4 bedrooms  
Kitchen/breakfast room  
Sitting room  
Study

**Freehold**

Offers in excess of

**£500,000**

Subject to contract

**Grange Farm**



Situated in the sought after location of Grange Farm is this detached house which offers four bedrooms with two of them having en-suite showers.

# Some details

## General information

Situated within Grange Farm, providing excellent access to the A12/A14 is this four bedroom detached family home. The property has a sitting room overlooking the rear garden and a kitchen/breakfast room. It also has a study, dining room, two en-suites, garage and parking.

The accommodation comprises a reception hall with doors off and stairs leading to the first floor. The kitchen/breakfast room has a range of base and eye level units, work surfaces, sink, electric oven and hob and a door leading to the rear garden. There's space for fridge/freezer, washing machine, dishwasher and tumble dryer. The sitting room has a window to the side and double doors leading to the rear garden. Also off the reception hall is the dining room which has a dual aspect, the study and the cloakroom. The cloakroom has a basin and WC.

The first floor has an 'L' shape landing and has doors off to all rooms and an airing cupboard. The main bedroom has a built in wardrobe and an en-suite. The en-suite has a basin, WC and a shower. The second bedroom also has an en-suite which has basin, WC and shower. There are two further bedrooms and a family bathroom. The family bathroom has basin, WC and bath with shower over.

## Reception hall

### Kitchen/breakfast room

15' 6" x 14' 8" (4.72m x 4.47m)

### Sitting room

14' 3" x 12' 6" (4.34m x 3.81m)

### Dining room

14' 8" x 9' 9" (4.47m x 2.97m)

### Study

9' 4" x 7' 4" (2.84m x 2.24m)

## WC

### Bedroom

15' 4" x 10' 2" (4.67m x 3.1m)

### Ensuite

8' 8" x 6' 6" (2.64m x 1.98m)

### Bedroom two

12' 6" x 8' 7" (3.81m x 2.62m)

### Ensuite

7' 6" x 5' 2" (2.29m x 1.57m)

### Bedroom three

15' 4" x 7' 8" (4.67m x 2.34m)

### Bedroom four

11' 9" x 6' 7" (3.58m x 2.01m)

### Bathroom

7' 2" x 7' (2.18m x 2.13m)

## Outside

To the front of the property there is a garden which is mainly laid to lawn with a paved area leading to the front door. Around the side is the driveway which leads to the garage, the garage has an up and over style door along with power and lighting. There is also a gate leading to the rear garden. The rear garden is paved and has a large shed which has power.

## Location

Tremlett Lane is situated within the modern development of Grange Farm on the Eastern outskirts of Ipswich. It provides many amenities locally including a Tesco Metro with excellent links to the A12/A14. Further shopping facilities can be found within the Martlesham retail parks including Next and M&S Foodhall. Ipswich town centre and Woodbridge are also easily accessible with boutique shops, coffee houses, bars and restaurants.

## Important information

We understand that mains gas, electricity, water and drainage are connected to this property.

Tenure - Freehold

Council Tax Band - F

EPC Rating - T.B.C

Our ref: JEG

## Directions

From our Kesgrave office, proceed along Main Road towards Martlesham/A12. At the first roundabout for Ropes Drive continue straight over along Main Road. At the second roundabout turn right into Ropes Drive, follow the road to the next roundabout and take the second turning on the left into Hartree Way. Take the fourth turning on the right into Terry Gardens and first left into Tremlett Lane. The property can be found on the right hand side.

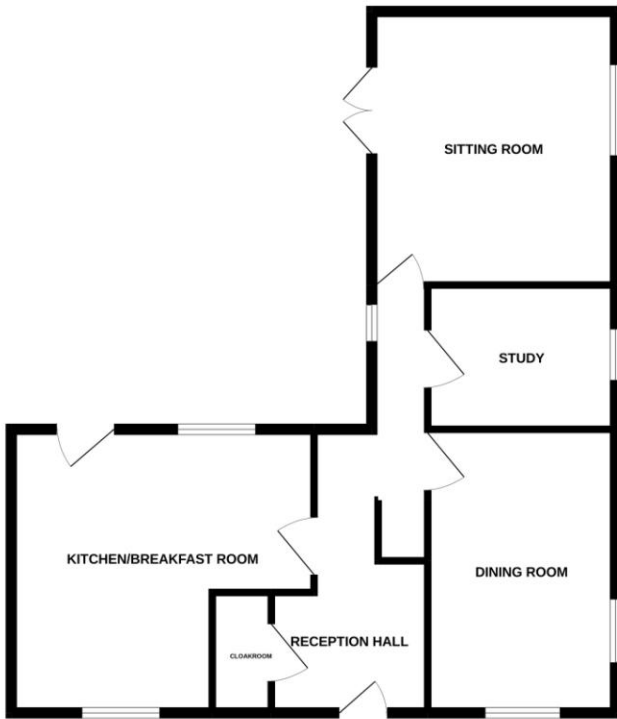
## Further information

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

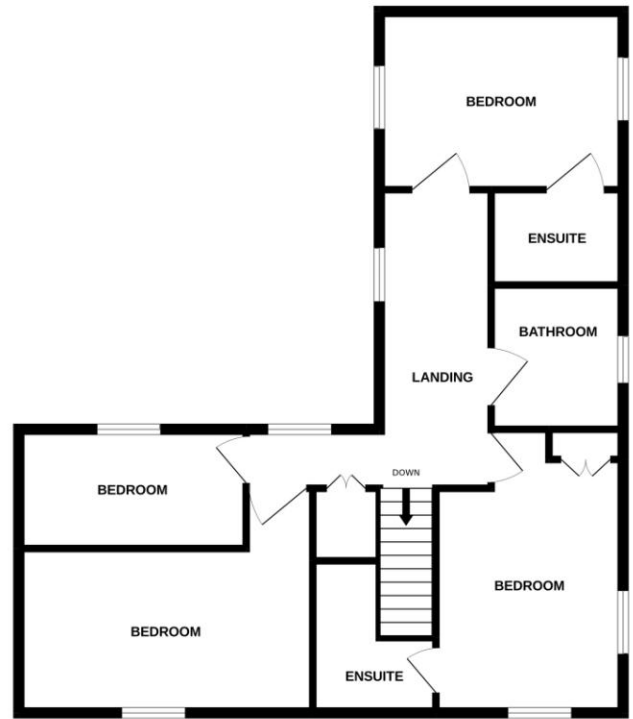
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GROUND FLOOR



1ST FLOOR



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