



33 Howards Way | Kesgrave | Suffolk | IP5 2XN

Guide Price: £435,000

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33 Howards Way, Kesgrave, Suffolk, IP5 2XN

“A superb opportunity to acquire this extended four-bedroom family home situated within the sought-after Grange Farm development offering easy flowing family living accommodation, off-road parking, garage & enclosed rear garden.”

Description

A deceptively spacious four-bedroom detached family home situated on the popular Grange Farm development in Kesgrave.

The accommodation comprises: entrance porch, entrance hall, kitchen, utility room, cloakroom, sitting room, dining room, snug/reception room, study, first floor landing, four bedrooms, en-suite to master bedroom and family bathroom.

The property benefits from having been extended by the current owner to provide easy flowing and versatile family living accommodation. Further benefits include gas fired central heating, sealed unit double glazing and mainly engineered wood flooring to the ground floor.

Outside to the front, a driveway provides off-road parking and access to the single garage. A side pedestrian gate allows access to the rear garden which is enclosed and mainly laid to lawn with two patio areas and a useful studio/entertainments outbuilding.

The accommodation comprises:

Glazed door with windows to either side to:

Entrance Porch

Window to side elevation, wall-light, tiled flooring and part-glazed front door to:

Entrance Hall

Stairs to first floor, built-in storage cupboard, radiator, coved ceiling, engineered wood flooring and doors to:

Kitchen Approx 9'3 x 9'2 (2.8m x 2.8m)

Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, built-in Creda four ring gas hob with extractor fan over and Bosch electric oven under, space for fridge freezer, space for dishwasher, under-unit lighting, window to front elevation, radiator, tiled flooring and door to:

Utility Room Approx 5'5 x 5'4 (1.6m x 1.6m)

Comprising stainless steel single bowl sink unit with mixer tap over, base cupboard under, work surface with space for washing machine under, tiled splash backs, wall-mounted gas fired boiler, radiator and stable style door to outside.

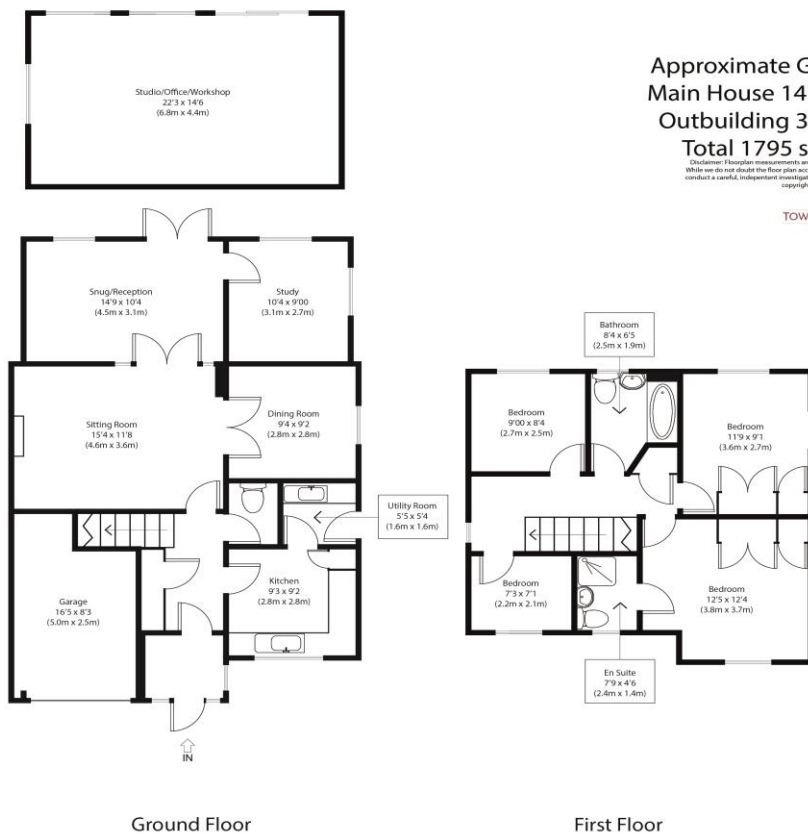
Cloakroom

Comprising low-level flushing w.c, wall-mounted sink unit, tiled splash backs, extractor fan and engineered wood flooring.

Sitting Room Approx 15'4 x 11'8 (4.6m x 3.6m)

Two radiators, feature fireplace with inset gas fire, coved ceiling, engineered wood flooring, glazed doors to snug and glazed doors to:





Dining Room Approx 9'4 x 9'2 (2.8m x 2.8m)

Window to side elevation, radiator, coved ceiling and engineered wood flooring.

Snug/Reception Room Approx 14'9 x 10'4 (4.5m x 3.1m)

Window to rear elevation, radiator, ceiling down-lighters, engineered wood flooring, French doors to outside and door to:

Study Approx 10'4 x 9' (3.1m x 2.7m)

Window to rear and side elevations, radiator and engineered wood flooring.

First Floor Galleried Landing

Access to loft, window to side elevation, radiator, built-in airing cupboard housing hot water cylinder with slatted shelving over and doors to:

Bedroom Approx 7'3 x 7'1 (2.2m x 2.1m)

Window to front elevation, radiator and engineered wood flooring.

Bedroom Approx 9' x 8'4 (2.7m x 2.5m)

Window to rear elevation and radiator.

Family Bathroom

Comprising panel bath with mixer tap and separate hand-held shower attachment over, pedestal hand wash basin, low-level flushing w.c, part-tiled walls, extractor fan, frosted window to rear elevation and heated towel ladder.

Bedroom Approx 11'9 x 9'1 (3.6m x 2.7m)

Window to rear elevation, radiator and built-in wardrobe.

Bedroom Approx 12'5 x 12'4 (3.8m x 3.7m)

Window to front elevation, radiator, built-in wardrobe and door to:

En-Suite Shower Room

Comprising fully tiled shower cubicle, low-level flushing w.c, pedestal hand wash basin, tiled splash back, extractor fan, frosted window to front elevation and heated towel ladder.

Outside

To the front of the property a driveway provides off-road parking and access to the single garage, which has power and light connected. The remainder of the front garden is mainly laid to lawn with gravel borders and a side pedestrian gate allows access into the rear garden.

The rear garden is enclosed and mainly laid to two with two patio areas, inset mature shrubs and trees, an outside tap and outside entertainments room/studio.





Disclaimer

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

33 Howards Way Kesgrave IP34 4GJ IP6 2JN	Energy rating C	Valid until: 12 April 2032 Certificate number: 2091-5119-4011-4657-5611
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Property type

Detached house

Total floor area

127 square metres

Rules on letting this property

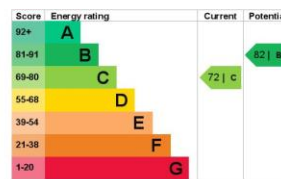
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2091-5119-4011-4657-5611?print=true>

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