

17 The Fishers, Kesgrave, Ipswich, IP5 2BT



Freehold

Guide Price

£475,000

Subject to contract

Parking and garage

4 bedrooms
2 reception rooms and study
2 en-suites and family bathroom



Some details

General information

Situated in the sought-after location of Grange Farm is this four bedroom detached house which offers two reception rooms along with a study, kitchen/breakfast room and a utility room. The property also offers parking and a detached single garage.

The reception hall has stairs leading to the first floor, understairs storage and doors off. The sitting room has a bay window to the front and doors leading to the rear garden. The dining room also has a bay window to the front.

The kitchen/breakfast room has a range of base and eye-level units, work surfaces, sink and an island which has storage, wine cooler along with space for seating. There is built-in Neff electric oven, Neff induction hob, extractor fan, window to side and double doors leading to the rear garden. The utility room comprises base and eye-level units, fridge/freezer, washing machine and tumble dryer along with a door to the rear garden.

There is a study and a cloakroom off the reception hall. The cloakroom has a basin and WC.

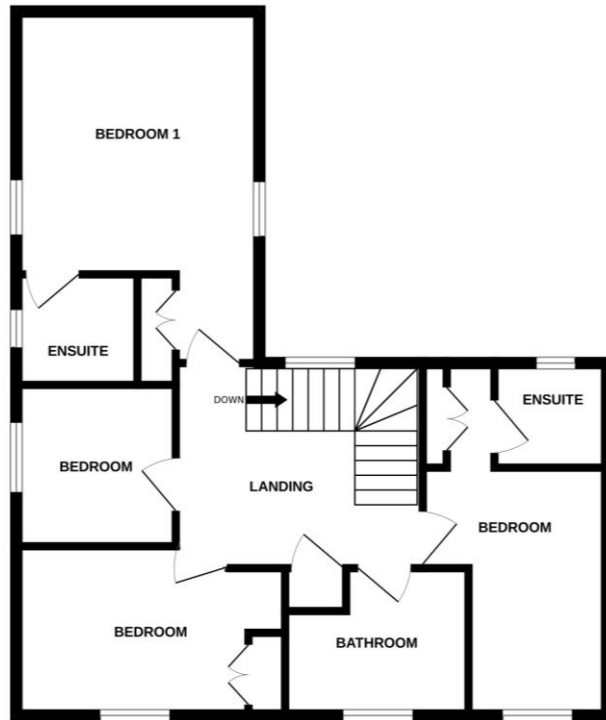
The landing has a window, airing cupboard and access to all other rooms. Bedroom one has a dual aspect and has a dressing area with built-in wardrobes. The en-suite has a window to the side and comprises a basin, WC and shower. Bedroom two is located to the front and also has a dressing area and an en-suite with window to the rear and comprises a basin, WC and shower.

There are two further bedrooms and a family bathroom which comprises a basin, WC and shower.

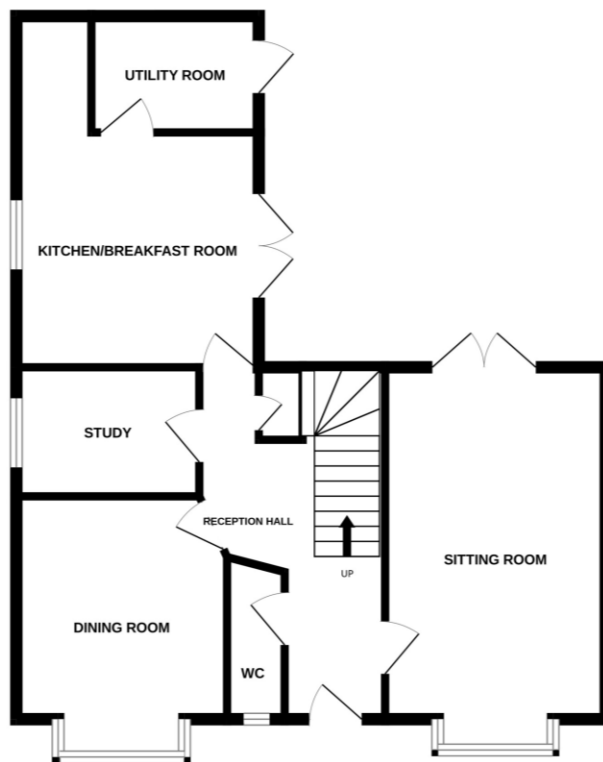


Situated in the popular Grange Farm area of Kesgrave is this four bedroom detached house offering ample accommodation

1ST FLOOR



GROUND FLOOR





Reception hall

Sitting room

18' 2" x 10' 6" (5.54m x 3.2m)

Dining room

10' 9" x 9' 6" (3.28m x 2.9m)

Kitchen/breakfast room

16' 8" x 11' 5" (5.08m x 3.48m)

Utility room

7' 7" x 5' 9" (2.31m x 1.75m)

Study

8' 9" x 6' 2" (2.67m x 1.88m)

Cloakroom

Landing

Bedroom one

11' 6" x 10' 8" (3.51m x 3.25m)

Ensuite

5' 3" x 5' 2" (1.6m x 1.57m)

Bedroom two

10' 9" x 10' 6" (3.28m x 3.2m)

Ensuite

5' 6" x 5' 6" (1.68m x 1.68m)



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Particulars for 17 The Fishers, Kesgrave, Ipswich, IP5 2BT

Bedroom three

11' 6" x 9' 1" (3.51m x 2.77m)

Bedroom four

8' 6" x 7' 5" (2.59m x 2.26m)

Bathroom

8' 7" x 6' 4" (2.62m x 1.93m)

Outside

The front garden is mainly laid to lawn with hedging. There is an allocated parking space to the front and a driveway down the side which leads to the garage with up/over door.

The rear garden is mainly laid to lawn with a patio and decked area along with a garden shed and side access.

Location

The Fishers is situated in the heart of Grange Farm surrounded by a number of amenities including popular primary and secondary schools, Tesco and a doctors surgery. Grange Farm is situated on the eastern outskirts of Ipswich and the town centre which is easily accessible as is the market town of Woodbridge. The A12 and A14 are both within easy reach.

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 B

Our ref - JEG

Agents note

The current owners have solar panels fitted and are paid approximately £800 per annum from the grid (tax free) along with monthly saving on their energy usage.

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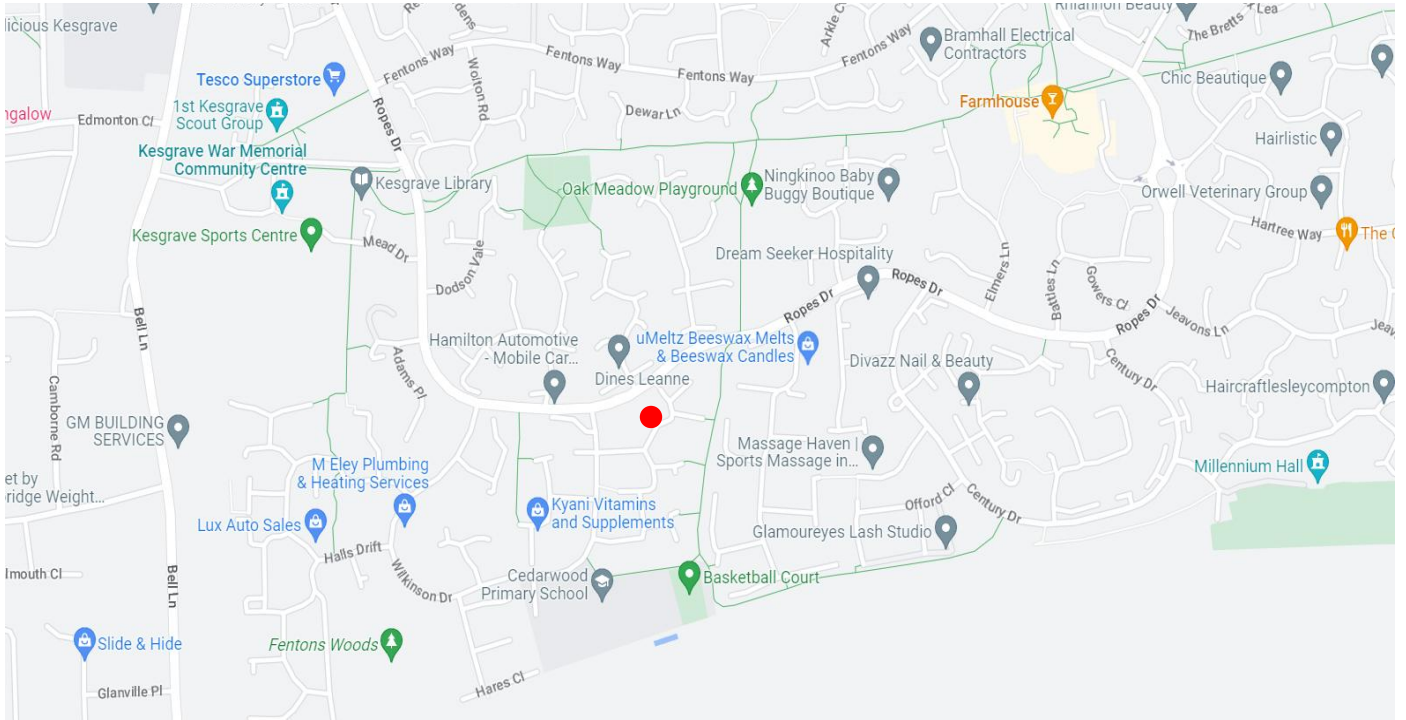
Further information

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

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



Directions

From our Main Road, Kesgrave branch proceed in an easterly direction along the Main Road and take a right at the first roundabout onto Ropes Drive. Proceed along passing Tesco and take the second turning into Wilkinson Drive then the first left onto Bull Drive and then the first left onto The Fishers. The property will then be found on the left hand side.

To find out more or book a viewing

01473 358 400

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