

54 Bugsby Way, Kesgrave, Ipswich, IP5 2WX



Freehold

Guide Price

£425,000

Subject to contract

Corner plot

4/5 bedrooms
Sitting room, dining room and study
2 en-suites and family bathroom
Solar panels



Located in the sought-after Grange Farm development is this four/five bedroom detached house offering a conservatory, parking and garage.

Some details

General information

Situated on the very popular Grange Farm, which lies within an easy walk from Kesgrave School, is this four/five bedroom detached family home. It has two reception rooms, a study, conservatory and en-suite to the main and guest bedrooms. In addition there is a good size ground floor bedroom/family room with en-suite cloakroom.

A superb addition with today's escalating utility costs is the solar panels which can lower bills and generate income from the feed in tariff.

The reception hall has a door to the front, laminate flooring, stairs to the first floor and doors off. The study has a window overlooking the front and adjacent is the sitting room with patio doors to the conservatory and an open coal effect gas fire. The dining room has an archway from the sitting room, window to the rear and door to the utility area. The kitchen has a range of base and eye-level units, work surfaces, sink, integrated appliances include a brush steel oven plus combination oven, induction hob, extraction hood, dishwasher and fridge/freezer. The utility area has cupboards, work surfaces plus space for washing machine and tumble dryer along with a door outside. The cloakroom has a basin and WC. The conservatory is double glazed all round with doors to the garden, off which is the family room/bedroom five and cloakroom off with basin and WC.

The landing provides access to four bedrooms and the family bathroom. The main bedroom has a window to the front, double wardrobe and a recently refitted en-suite of shower, basin and WC. Bedroom two also has an en-suite with similar facilities. There are two further bedrooms and family bathroom which comprises a basin, WC and bath.

Reception hall

Sitting room

19' x 10' 5" (5.79m x 3.18m)

Kitchen

12' 2" x 8' 5" (3.71m x 2.57m)

Dining room

11' 4" x 8' 9" (3.45m x 2.67m)

Utility area

8' x 5' 10" (2.44m x 1.78m)

Cloakroom

5' 10" x 3' (1.78m x 0.91m)

Study

8' 2" x 7' 6" (2.49m x 2.29m)

Conservatory

11' 1" x 8' 7" (3.38m x 2.62m)

Family room/bedroom five

12' 9" x 7' 3" (3.89m x 2.21m)

WC

4' 7" x 3' 2" (1.4m x 0.97m)

Landing

Bedroom one

14' 1" x 10' 4" (4.29m x 3.15m)

Ensuite

5' 8" x 5' 4" (1.73m x 1.63m)

Bedroom two

11' 1" x 8' 9" (3.38m x 2.67m)

Ensuite

5' 6" x 5' 1" (1.68m x 1.55m)

Bedroom three

10' 3" x 7' (3.12m x 2.13m)

Bedroom four

8' 7" x 8' 1" (2.62m x 2.46m)

Bathroom

9' x 5' (2.74m x 1.52m)

Outside

To the front of the property is a garden which is mainly laid to lawn with small hedging and a driveway leading to the garage which has an up/over door along with power and lighting.

The rear garden is mainly laid to lawn with a large patio area, border shrubs, garden shed and side access. It is fully enclosed by fencing.

Location

Bugsby Way is located on the Grange Farm development which lies within walking distance of the highly regarded Kesgrave High School. There are excellent local amenities including a doctors surgery, library, Tesco Metro and Farmhouse Public House. The property is a short drive away from Martlesham Retail area which includes Tesco, M&S Food Hall and Next. There is also a Park and Ride bus service nearby and easy access to the A12/A14.

Important information

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

Tenure - Freehold

Council Tax Band - E EPC rating B

Our ref - PJR/JEG

Directions

From our Main Road, Kesgrave office proceed in an easterly direction along the A1214 and at the second roundabout take the second exit onto Ropes Drive. Proceed to the next roundabout taking the first exit onto Bugsby Way where 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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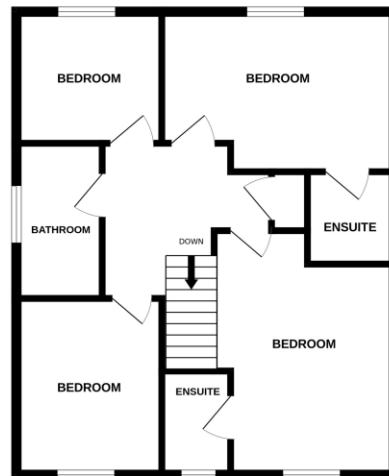
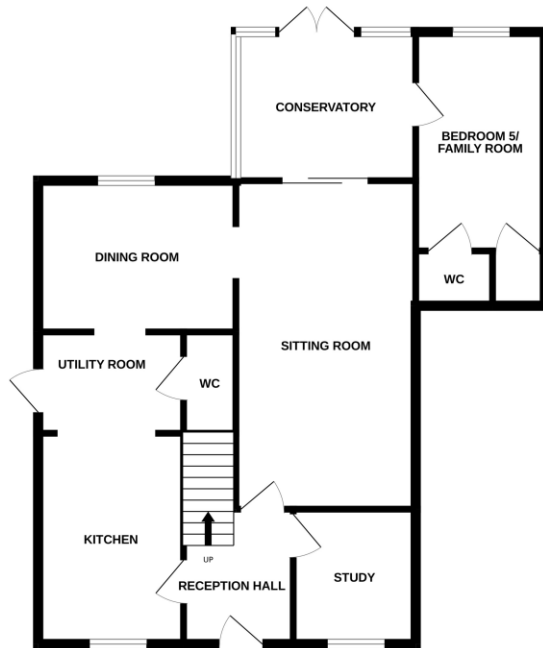
Viewing

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



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