



Baird Grove | Kesgrave | IP5 2DQ

Price £295,000 Freehold

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estate agents

# Baird Grove, Kesgrave, Ipswich, IP5 2DQ

We are delighted to be offering for sale this 3/4 bedroom Town house located on Grange Farm development with easy access to local primary school, shops and amenities, situated in a no through road opposite local footpath and woodland area. The property is arranged over three floors comprising entry hall, bedroom 4/reception room, kitchen/dining (appliances included in sale), G/F cloakroom, stairs to first floor leading to lounge with 2 Juliette balconies, double bedroom, stairs to second flooring leading to master bedroom with en-suite shower room plus family bathroom and further double bedroom. The property further benefits from double glazing throughout, gas central heating (new gas combi boiler being fitted by end of April), garage with parking in front, gardens front & rear.

## ENTRY HALL

Door into entry hall, tiled flooring, radiator, stairs to first floor, doors to sitting room/4th bedroom, kitchen/dining and G/F cloakroom.

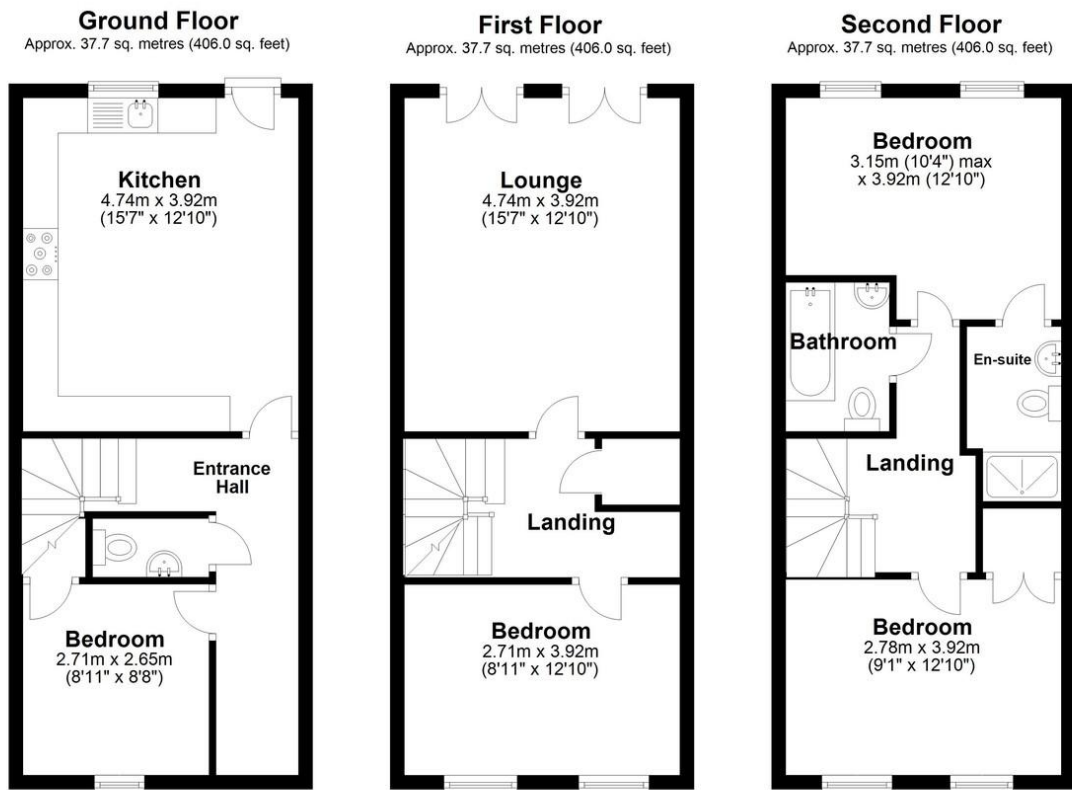
## SITTING ROOM/4TH BEDROOM

8' 11" x 8' 6" (2.72m x 2.59m) Carpeted flooring, double glazed window to front aspect, Storage cupboard under stairs.

## KITCHEN/DINER

15' 7" x 12' 10" (4.75m x 3.91m) Comprising matching eye level & base units with work tops, 7 ring Flavel gas range cooker with stainless steel extractor hood, Zanussi inset microwave, integrated fridge/freezer, Dish washer and washing machine to remain, sink with onset drainer, hot & cold swan neck mixer tap, radiator, double glazed window to rear aspect, part double glazed door to rear garden, NEW GAS BOILER being fitted by the end of April.





Total area: approx. 113.2 sq. metres (1218.0 sq. feet)

## STAIRS

Carpeted stairs leading to carpeted landing, airing cupboard housing hot water mate, doors to bedroom & lounge, stairs to second floor.

## LOUNGE

15' 7" x 12' 10" (4.75m x 3.91m) Carpeted flooring, 2 radiators, two sets of French doors with Juliette balconies, electric fire with marble hearth and surround, ceiling fan.

## BEDROOM

12' 10" x 8' 11" (3.91m x 2.72m) Carpeted flooring, 2 double glazed windows to front aspect overlooking woodland area, radiator.

## STAIRS TO SEDOND FLOOR

Carpeted stairs to carpeted landing, door to bedrooms and bathroom.

## BEDROOM 1

12' 10" x 10' 4" max (3.91m x 3.15m) Carpeted flooring, 2 radiators, 2 double glazed windows to rear aspect, door into en-suite.

## EN-SUITE

Comprising low level WC, wash hand basin and shower cubicle, half tiled walls, extractor fan, radiator.

## BEDROOM

12' 10" x 9' 1" (3.91m x 2.77m) Carpeted flooring, 2 door built in wardrobe, 2 double glazed windows to front aspect with views over woodland, radiator.

## BATHROOM

Comprising low level WC, wash hand basin, bath with shower over, radiator, tiled flooring, extractor fan.

## OUTSIDE

Drive leading to single garage with up & over roller door, parking in front of garage for one car. Path leading to front door opposite woodland area, open plan front garden, rear garden is mainly laid to lawn, deck area, rear garden all enclosed by fencing, rear pedestrian access out to parking and garage area.

## COUNCIL

East Suffolk Council

Council tax band (D) £2,018.75

## NEAREST SCHOOLS

Heath Primary school & Kesgrave high school.

Baird Grove Kesgrave IPSWICH IP5 2DQ	Energy rating <b>C</b>	Valid until: 24 April 2033
		Certificate number: 2856-3026-5204-2877-1200

## SERVICES

We understand all mains services are connected.



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