

The Fishers | Grange Farm | Kesgrave | Ipswich | IP5 2BT

Asking Price £450,000 Freehold



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estate agents

# The Fishers, Grange Farm, Kesgrave, Ipswich, IP5 2BT

CHAIN FREE - A well proportioned four bedroom twin bay detached family home with all the executive trappings, located on the Eastern fringe of Ipswich within the favourite Grange Farm development Kesgrave, desirably tucked at the end of a cul-de-sac. The well presented accommodation which has been much improved and refined over recent years, briefly comprises; spacious reception hall, striking contemporary kitchen-breakfast room with NEFF appliances and breakfasting peninsular, sitting room, dining room, study and cloakroom on the ground floor with landing, four bedrooms (two with en-suite shower rooms and dressing areas), and family bathroom on the first floor. To the outside the frontage consists of a hedge enclosed lawn with side driveway leading to a detached garage with up and over entry door, whilst to the rear there is a well kept private garden mainly laid to lawn with patio and raised decking entertainment area with pagoda over. A further benefit includes a comprehensive solar panel system providing an enhanced energy rating and significantly reduced running costs. Early viewing is highly advised.

## MAIN ENTRANCE DOOR TO

### RECEPTION HALL

Radiator, wood laminate flooring, stairs rising to first floor with cupboard under, doors to.

### KITCHEN-BREAKFAST ROOM

11' 6" x 11' 2" approx. plus recess (3.51m x 3.4m) Twin double glazed windows to side, double glazed window and French doors opening to garden on opposing side, twin columned radiators, a comprehensive range of contemporary cupboard and drawer gloss fronted fitted units with integrated racking systems, quartz work surfaces, matching breakfasting peninsular, under mounted one and a quarter bowl sink unit with filtered on-demand boiling water mixer tap, wine fridge, integrated NEFF appliances consisting of; built-in double oven and grill, inset induction hob with extractor hood over, fridge-freezer and dish-washer. Tiled floor, door to utility room.





### UTILITY ROOM

7' 7" x 5' 9" approx. (2.31m x 1.75m) Double glazed door to side opening to garden, quartz work surface with under mounted sink unit and under counter spaces for washing machine and tumble dryer.

### SITTING ROOM

18' 2" into bay x 10' 7" approx. (5.54m x 3.23m) Double glazed bay window to front, radiator, television, telephone and BT Open Reach points, double glazed French doors to rear opening to garden with matching full height side casements, wood effect flooring.

### DINING ROOM

10' 10" into bay x 9' 7" approx. plus recess (3.3m x 2.92m) Double glazed bay window to front, radiator, wood effect flooring.

### STUDY

8' 9" x 6' 2" approx. (2.67m x 1.88m) Double glazed window to side, radiator, television and telephone points, wood effect flooring.

### CLOAKROOM

Low level WC, pedestal hand-wash basin.

### MAIN BEDROOM SUITE

10' 5" x 9' 1" approx. plus dressing area 6' x 6' approx. (3.18m x 2.77m) Double glazed dual aspect windows to sides, radiator, television and telephone points, dressing area measuring approx. 6' x 6' to back of built-in wardrobes, door to en-suite.

### EN-SUITE SHOWER ROOM

5' 3" x 5' 2" approx. (1.6m x 1.57m) Obscured double glazed window to side, radiator, shower cubicle with thermostatic shower, low level WC and pedestal hand-wash basin with mixer tap.

### SECOND BEDROOM SUITE

10' 5" x 9' 1" approx. plus recess and dressing area 5'6" x 5' 1" approx. (3.18m x 2.77m) Double glazed window to side, radiator, dressing area measuring approx. 5'6" x 5'1" to back of built-in wardrobes, door to en-suite.

### EN-SUITE SHOWER ROOM

5' 6" x 5' 6" approx. (1.68m x 1.68m) Obscured double glazed window to rear, radiator, shower cubicle with thermostatic shower, low level WC, pedestal hand-wash basin with mixer tap.

### BEDROOM THREE

11' 6" x 9' approx. (3.51m x 2.74m) Double glazed window to front, radiator, built-in wardrobe.

### BEDROOM FOUR

8' 7" x 7' 6" approx. (2.62m x 2.29m) Double glazed window to side, radiator.

### FAMILY BATHROOM

8' 7" x 6' 4" approx. max. (2.62m x 1.93m) Obscured double glazed window to front, radiator, panelled bath with mixer tap and shower attachment, low level WC, pedestal hand-wash basin with mixer tap.

### OUTSIDE

The frontage consists of a hedge enclosed lawn with side driveway leading to a detached garage with up and over entry door, whilst to the rear there is a well kept private garden mainly laid to lawn with patio and raised decking entertainment area with pagoda over, there are exposed beds to some borders which are stocked with a variety of

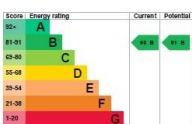
plants and flowers, a useful wooden shed is tucked behind the garage.

### EAST SUFFOLK COUNCIL

Tax band E - Approximately £2,461.86 PA (2023-2024).

### NEARBY SCHOOLS

Cedarwood Primary and Kesgrave High.

Energy performance certificate (EPC)		
The Fishers Kesgrave IP13 2JH IP5 2BT	Energy rating <b>B</b>	Valid until: 19 February 2033 Certificate number: 2111 3226 3121 0311 6491
Property type	Detached house	
Total floor area	126 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-estate-tenant-contract-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> .		
<b>Energy rating and score</b>		
This property's current energy rating is B. It has the potential to be B.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		
		



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