



Goodall Terrace | Kesgrave | Ipswich | IP5 2TX

Guide Price £375,000 Freehold

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estate agents

# Goodall Terrace, Kesgrave, Ipswich, IP5 2TX

CHAIN FREE - An updated and freshly decorated four-bedroom detached home situated on a pleasant close within the favourite Grange Farm development in Kesgrave, on the eastern fringes of Ipswich. The well-proportioned accommodation benefits from a recently installed replacement kitchen, fresh décor and carpeting, and briefly comprises; entrance lobby, spacious sitting room, dining room which connects to a modern kitchen, and cloakroom on the ground floor with landing, four bedrooms, en-suite off main bedroom, and family bathroom on the first floor. To the outside front there is off-road parking on a Tarmac driveway providing access to an integral garage with up and over door, lawn area, and gated side access to the rear garden which is of a good size, mainly laid to mature lawn with shingled area and pathway, which backs onto a green and enjoys an open outlook. Early viewing is highly recommended.



## SHELTERED ENTRANCE WITH LIGHT

Double glazed door to.

## ENTRANCE LOBBY

Radiator, tiled floor, doors to cloakroom and sitting room.

## SITTING ROOM

17' 9" x 9' 9" approx. (5.41m x 2.97m) Double glazed window to front, radiator, television and telephone points, enclosed coal effect gas fire, under stairs cubby cupboard, stairs rising to first floor, wood effect flooring, glass panelled double doors opening to dining room.



## DINING ROOM

10' 6" x 8' 10" approx. (3.2m x 2.69m) Radiator, patio style doors to rear opening to garden, tiled floor, door to kitchen.

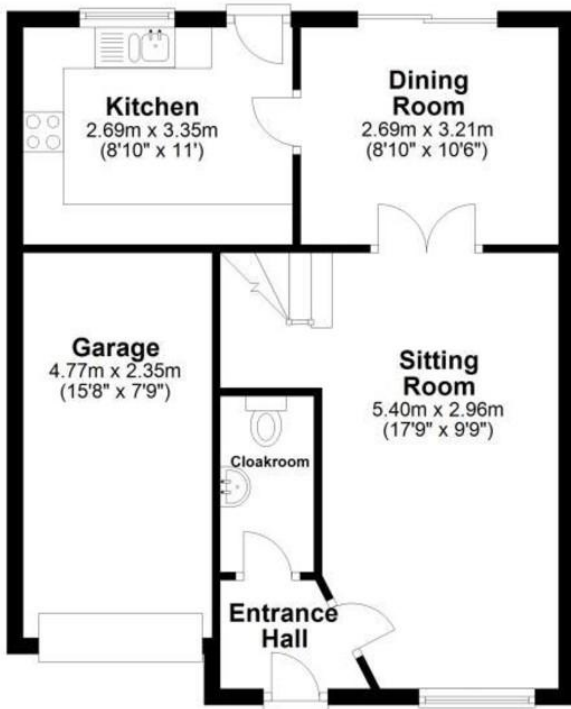
## KITCHEN

11' x 8' 10" approx. (3.35m x 2.69m) Double glazed window to rear, double glazed door to garden, radiator, recently replaced modern range of base and eye level cupboard and drawer fitted units, stone effect work surfaces with matching uprights, stainless steel inset sink drainer unit with mixer tap, built-in electric oven and grill, inset gas hob with extractor over, cupboard concealing modern wall mounted gas fired boiler, under counter spaces for washing machine and dish-washer, space for fridge freezer, tiled floor.



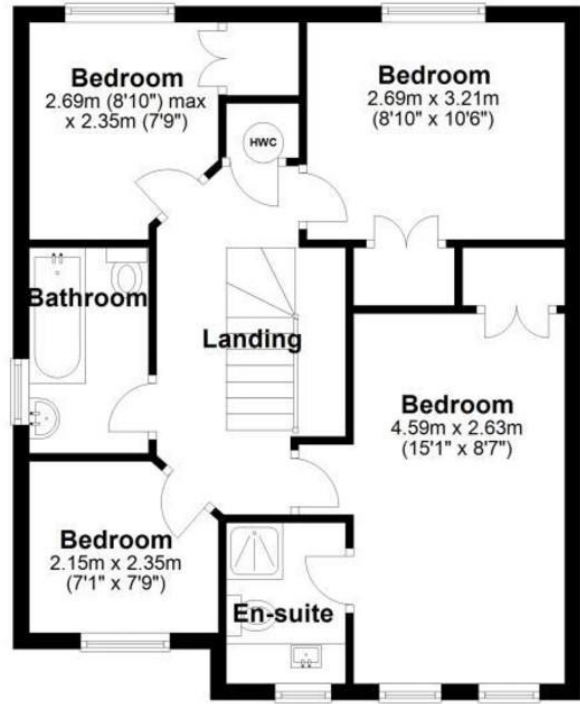
## Ground Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



Total area: approx. 106.0 sq. metres (1141.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### CLOAKROOM

Radiator, low level WC, wall mounted hand-wash basin with mixer tap, half tiled walls, tiled floor, extractor fan.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Radiator, loft access, built in cupboard, doors to.

### BEDROOM ONE

15' 1" x 8' 7" approx. (4.6m x 2.62m) Twin double glazed windows to front, twin radiators, built-in wardrobe, door to en suite.

### EN SUITE

Obscured double glazed window to front, radiator, low level WC, mounted hand was-basin with cupboard under and vanity surface to side, shower cubicle with thermostatic shower, tiled walls, stone floor, extractor fan.

### BEDROOM TWO

10' 6" x 8' 10" approx. (3.2m x 2.69m) Double glazed window to rear, radiator, built-in wardrobe.

### BEDROOM THREE

8' 10" x 7' 9" approx. max. (angular) (2.69m x 2.36m) Double glazed window to rear, radiator, built-in wardrobe.

### BEDROOM FOUR

7' 9" x 7' 1" approx. max. (angular) (2.36m x 2.16m) Double glazed window to front, radiator.

### FAMILY BATHROOM

Obscured double glazed window to side, radiator, low level WC, pedestal hand-wash basin, panelled bath with mixer tap and shower attachment, tiled splash backs, wood effect flooring, extractor fan.

### OUTSIDE

The frontage consists of a Tarmac driveway providing access to an integral garage (15' 8" x 7' 9" approx.) with up and over entry door and mains power and lighting, an area of lawn to the side, shrubs, hedging and gated side pedestrian access to the rear. The rear garden is of a good size and mainly laid to mature lawn, there is a shingled area, pathway shrubs, and tap. Enclosed by fencing and wall, the garden backs onto a green and enjoys an open outlook.

## EAST SUFFOLK COUNCIL

Tax band D - Approximately £2,014.25 PA (2023-2024).

## LOCAL SCHOOLS

Gorseland Primary and Kesgrave High.

## Energy Performance Certificate



Goodall Terrace, Kesgrave, IPSWICH, IP5 2TX

Dwelling type: Detached house  
 Date of assessment: 16 September 2015  
 Date of certificate: 16 September 2015  
 Reference number: 8195-7021-3990-0936-7996  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 93 m<sup>2</sup>

### Use this document to:

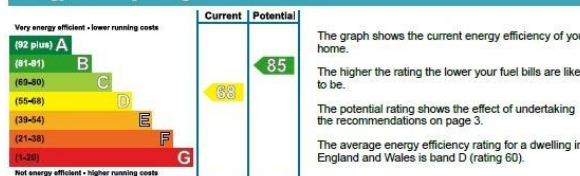
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,496</b>
<b>Over 3 years you could save</b>	<b>£ 588</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 189 over 3 years	
Heating	£ 1,874 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 477 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,496</b>	<b>£ 1,908</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 108	
2 Low energy lighting for all fixed outlets	£55	£ 132	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 204	

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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125 Dale Hall Lane, Ipswich IP1 4LS  
 Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)