



Kesgrave | Ipswich | IP5 1HX

Price £300,000 Freehold

 **your ipswich**  
estate agents

# Holly Road, Kesgrave, Ipswich, IP5 1HX

We are delighted to be offering for sale this (A) rated EPC semi-detached bungalow for sale on Holly Road, Kesgrave. The bungalow has been re-plastered, decorated, new flooring, new kitchen & bathroom fitted in the past 2 years and further benefits from solar panels providing an income of £600.00 plus a year. The property is accessed via the driveway into the kitchen/breakfast room with integrated appliances including fridge/freezer, dish washer, double wall oven & hob, spacious lounge/dining, 2 double bedrooms and modern fitted bathroom. Outside is a detached garage, off road parking to front with extra parking along driveway and good size rear gardens. EARLY INSPECTION RECOMMENDED.

## ENTRANCE INTO KITCHEN/DINING

18' 9" x 6' 7" (5.72m x 2.01m) Double glazed door into kitchen/breakfast, modern eye level and matching base units with wood effect work tops, breakfast bar, electric double wall oven, gas 4 ring hob with stainless steel extractor hood, integrated dish washer and fridge/freezer, inset sink and drainer with swan neck mixer tap, plumbing for washing machine, wall mounted Worcester condensing boiler, laminate flooring, double glazed windows to side & rear aspect, radiator, doorway through to lounge/dining.

## LOUNGE/DINER

21' 6" x 13' 6" (6.55m x 4.11m) Laminate flooring, bespoke fitted wall units with storage cupboards and shelving space for wall mounted TV, 2 slim line wall radiators, double glazed doors out to rear patio, door to inner hall.

## INNER HALL

Carpeted flooring, doors to bedrooms and bathroom, loft hatch.





## Ground Floor

Approx. 78.6 sq. metres (846.4 sq. feet)



Total area: approx. 78.6 sq. metres (846.4 sq. feet)

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

### BEDROOM 1

13' 6" x 10' (4.11m x 3.05m) Carpeted flooring, radiator, double glazed window to front aspect.

### BEDROOM 2

15' 1" x 9' 9" (4.6m x 2.97m) Carpeted flooring, radiator, double glazed window to front aspect.

### BATHROOM

Comprising low level WC, wash hand basin with cupboards under, bath with mixer shower attachment, shower cubicle (shower off the mains) tiled flooring with under floor heating, touch screen mirror, heated towel rail, double glazed window to side aspect, airing cupboard housing hot water cylinder.

### OUTSIDE

Block paved front for off road parking, flower & shrub borders, block paved driveway leading to detached garage, driveway is covered, timber frontage with access door to storage area in front of garage, access to rear garden. Rear garden with raised patio for entertaining, lawn area, silver birch tree, timber and metal sheds, area to the bottom of

the garden yet to be established, gardens are all enclosed by fencing.

### SOLAR PANELS

8 panels to front & 8 panels to the rear providing an income of £600.00 + a year. The solar panels are owned.

### NEAREST SCHOOLS

Heath primary school Kesgrave & Kesgrave High school.

### SERVICES

We understand all mains services are connected.

### SECTION 21

Your Ipswich Ltd declare that the seller of the property is related to a member of staff.

HOLLY ROAD  
KESGRAVE  
IPSWICH  
IP5 1HX

Energy rating

A

Valid until: 20 July 2031

Certificate number: 2130-6913-3090-7102-0921



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