



Wytch Hazel | 52 Penzance Road | Kesgrave | Suffolk | IP5 1JU

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Wytch Hazel, 52 Penzance Road, Kesgrave, Suffolk, IP5 1JU

“A substantial, detached bungalow situated in the ever-popular Kesgrave with proportionate rear gardens, off-road parking, garage & useful detached outbuilding ideal for a variety of uses.”

Description

A fantastic opportunity to acquire a substantial, detached bungalow standing in proportionate and generous grounds. The property is set well back from the road and located within the ever-popular Kesgrave with access to both the town centre and destinations further afield via the A12 and A14 road network.

Other notable benefits include ample off-road parking, a single detached garage and proportionate detached outbuilding ideal for a variety of uses, namely home office, studio, or annexe accommodation.

About the Area

Kesgrave is a highly sought after town situated on the outskirts of Ipswich approximately three and a half miles distant. Kesgrave offers a good range of amenities including supermarket, public houses, two post offices, butchers, doctors, dentists, two primary schools and high school. Kesgrave also offers various sports facilities including an indoor sports centre and a renowned conference centre, all within walking distance. There is a regular bus service to Ipswich and the railway station and good access is afforded to the A14 and A12 to Woodbridge to the North and Colchester and London to the South. Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks and the railway station provides mainline railway links to London's Liverpool Street with an approximate journey time of sixty five minutes.

The accommodation in more detail comprises:

Front door to:

Porch

Covered space with front door and additional door to:

Entrance Hall

Welcoming entrance with tiled flooring, housing for electric meters, access to loft and range of doors to:

Sitting Room Approx 16'6 x 12'3 (5.03m x 3.73m)

Windows to front and side aspect and wood effect flooring.

Bedroom Approx 11'5 x 6'6 (3.48m x 1.98m)

Double room with double aspect windows to the front and side and spotlights.

Bedroom Approx 10'11 x 9'6 (3.33m x 2.90m)

Window to side aspect and spotlights.

Kitchen Approx 11'6 x 10'4 (3.51m x 3.15m)

Fitted with a range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include five ring gas hob with extractor over, eye-level grill with oven below and integrated dishwasher. Tiled flooring, window to rear aspect and door to:

Utility Room Approx 8'7 x 6'2 (2.62m x 1.88m)

Personnel door to side opening onto the driveway, double aspect windows to the rear and side, tiled flooring, worktop with space under for white goods and space for American style fridge/freezer.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with





Weed every attempt has been made to ensure the accuracy of the floorplan, measurements, of areas, volumes, etc. and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or efficiency. Date: 10/10/2017

shower attachment, tiled walls, tiled flooring, frosted window through to conservatory and spotlights.

Services

Mains water, drainage and electricity. Gas-fired heating.

Dining Room Approx 10'11 x 10'5 (3.33m x 3.18m)

Two windows to side aspect and door to master bedroom and double doors to:

Garden Room/Conservatory Approx 10'4 x 6' (3.15m x 1.83m)

With charming views of the rear garden opening onto the terrace via sliding double doors, double aspect windows to the rear and side and wood flooring.

Master Bedroom Approx 17'11 x 10'11 (5.48m x 3.33m)

Substantial double bedroom with window to side aspect, built-in wardrobes, door to airing cupboard and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, shower cubicle, tiled walls, extractor, frosted window to rear aspect and frosted personnel door to side opening onto the terrace.

Outside

The property is set well back from the road and is accessed over a private drive providing ample off-road parking as well as giving access to the single detached garage. The garage is fitted with up and over door, power and light connected and personnel door to side. The grounds are part-lawned and part-terraced as well as incorporating distinct decked areas and incorporated within the plot is a one bedroom proportionate detached annexe. This is ideal as either additional accommodation or space for working at home alike. In addition to this there are two timber framed outbuildings, one which lends itself more to a summer house and the other, more as a workshop or storage shed. The boundaries for the most part are defined by fencing.

Local Authority

East Suffolk Council

Council Tax Band – D





Energy performance certificate (EPC)

52 Penzance Road
Kesgrave
IPSWICH
IP5 1JU

Energy rating
D

Valid until: 21 June 2032

Certificate number: 2291-1919-2011-5315-0812

Property type Detached bungalow

Total floor area 94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

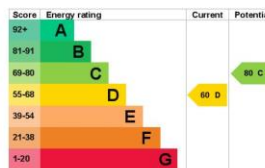
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

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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