



**Wall Street, Kesgrave IPSWICH IP5 2BE**



**william  
h brown**

**welcome to**

**Wall Street, Kesgrave IPSWICH**

A three-bedroom, detached home, situated in a quiet cul-de-sac in the highly sought-after Grange Farm location.

Beautifully remodelled throughout and featuring an impressive hallway, modern kitchen and bathroom, ground floor cloakroom, and ensuite to the



### **Entrance Hall**

- \*Large, open hallway
- \*Oak effect flooring
- \*Radiator
- \*Storage cupboard
- \*Double glazed window to front
- \*Composite front door

### **Cloakroom**

- \*Low level WC
- \*Pedestal wash hand basin
- \*Part tiled walls
- \*Spotlights
- \*Extractor fan

### **Living Room**

- \*Large room
- \*Fitted media wall,
- \*Internal double doors, leading to snug area
- \*Vertical, wall hung radiator
- \*Spotlights
- \*Wallpapered walls
- \*Oak effect flooring throughout
- \*TV Point

### **Snug**

- \*Two Velux windows
- \*Vaulted ceiling
- \*Patio doors to rear garden
- \*Double glazed window to rear
- \*Oak effect flooring
- \*Wallpapered walls
- \*Spotlights
- \*Vertical, wall hung radiator

### **Kitchen/Diner**

- \*Large, open plan space
- \*Spans from the front to the rear of the property
- \*Double glazed windows to the front and rear
- \*Spotlights
- \*Oak effect flooring throughout
- \*Radiator

### **Kitchen**

- \*Eye and base level units in grey and teal

- \*Boxed in boiler
- \*Inset sink with chrome mixer tap
- \*Integrated dishwasher, washing machine, fridge/freezer, microwave and steam oven
- \*Tiled splashback

### **Landing**

- \*Carpet flooring
- \*Radiator
- \*Loft hatch

### **Master Bedroom**

- \*Double glazed window to rear
- \*Carpet
- \*Radiator
- \*Quadruple, fitted wardrobe
- \*Door to en-suite

### **En-Suite**

- \*Low level WC
- \*Vanity sink
- \*Double shower with glass enclosure
- \*Fully tiled walls
- \*Wood effect flooring
- \*Extractor fan
- \*Heated towel rail
- \*Spotlights

### **Bedroom Two**

- \*Double glazed window to front
- \*Carpet
- \*Radiator
- \*Double, fitted wardrobe

### **Bedroom Three**

- \*Double glazed window to rear
- \*Carpet
- \*Radiator
- \*Double, fitted wardrobe

### **Bathroom**

- \*Stylish bathroom
- \*Fully tiled walls
- \*Low level WC
- \*Vanity sink

- \*Bath with overhead shower and foldable, glass screen
- \*Wood effect flooring
- \*Chrome, heated towel rail
- \*Double glazed window to the front
- \*Extractor fan
- \*Spotlights

### **External Details To The Front**

- \*Large front garden area, opposite the property
- \*Off street parking
- \*Access to garage
- \*Side access to rear garden

### **Garage**

- \*Up and over door
- \*Power and light
- \*Fitted, electric car charging point

### **Rear Garden**

- \*Beautifully presented
- \*North west facing garden
- \*Large, wrap around, patio seating area
- \*Grassed area with sleeper borders
- \*Side access
- \*Outside tap and lights
- \*Flower beds and pond
- \*Raised decking to rear with pergola
- \*Relatively un-overlooked

### **Cabin**

- \*Fully insulated
- \*Fitted bar, with quartz worktop and storage underneath
- \*Internet feed
- \*Electric radiator
- \*Oak effect flooring
- \*Floor to ceiling, double glazed window to rear
- \*Patio doors to entry
- \*Versatile, additional accommodation



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welcome to

## Wall Street, Kesgrave IPSWICH

- THREE BEDROOMS
- QUIET CUL-DE-SAC
- AMPLE OFF STREET PARKING
- EXTENDED, DETACHED HOME
- REMODELED THROUGHOUT

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over  
**£390,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW104074 - 0002

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