



Curtis Way | Kesgrave | IP5 2FX

Price £475,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

Curtis Way, Kesgrave, Ipswich, IP5 2FX

NO ONWARD CHAIN - We are delighted to be offering for sale this immaculate detached family home with show home presentation throughout located on the desirable Grange Farm development. Arranged over three floors comprising entrance hall, lounge, fitted kitchen/dining room, utility, G/F cloakroom, stairs to first floor leading to 2 double bedrooms, ensuite to master, family bathroom, stairs to second floor leading to 2 double bedrooms and cloakroom. Further benefits include garage and drive providing off road parking, electric charger point, double glazed throughout, gas central heating, mature established gardens front and rear. VIEWING RECOMMENDED.



LOUNGE 17' 11" x 10' 9" (5.46m x 3.28m)

Carpeted flooring, coal effect gas fire with marble hearth, double glazed window to front aspect, double glazed French doors to rear garden, 2 radiators.



KITCHEN/DINER 22' 5" x 9' 3" (6.83m x 2.82m)

Matching eye level & base units with granite work surfaces, integrated fridge & dish washer, stainless steel sink with separate drainer, swan neck mixer tap, 4 ring gas hob with extractor over, electric oven, ceramic tiled flooring, radiator, double glazed dual aspect windows to front & rear, storage cupboard under stairs, door to utility room.

UTILITY ROOM 9' 3" x 6' 1" (2.82m x 1.85m)

Matching wall & base units with kitchen, roll edge work top, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer and space for tumble dryer, ceramic tiled flooring, radiator, door to rear garden, wall mounted gas Worcester boiler.

CLOAKROOM

Comprising low level WC, wash hand basin, carpeted flooring, radiator, extractor fan.

STAIRS

Carpeted stairs & landing, double glazed window to rear aspect, radiator, airing cupboard housing hot water cylinder, doors to bedrooms, bathroom and stairs to second floor.





BEDROOM 1 15' 5" x 10' 10" (4.7m x 3.3m)

Carpeted flooring, double glazed window to front and side aspect, 2 radiators his & hers built in wardrobes, door into en-suite.

EN-SUITE

Comprises low level WC, hand basin with cupboards under, shower cubicle, floor to ceiling tiled walls, tiled flooring, extractor fan, chrome heated towel rail, double glazed window to front aspect.

BEDROOM 2 10' 1" x 9' (3.07m x 2.74m)

Carpeted flooring, double glazed window to front aspect, radiator, wall storage and hanging.

BATHROOM

Comprising low level WC, wash hand basin with storage under, bath with shower over off the mains, floor to ceiling tiled walls, tiled flooring, chrome heated towel rail, double glazed window to rear aspect, extractor fan.

STAIRS

Carpeted stairs and landing, Velux sky light, doors to bedrooms and cloakroom.

BEDROOM 3 16' x 11' (4.88m x 3.35m)

Carpeted flooring, dual aspect double glazed dormer windows to front & rear aspect, loft hatch, radiator.

BEDROOM 4 16' x 8' 5" (4.88m x 2.57m)

Carpeted flooring, double glazed dormer window to front aspect, radiator, currently used as an office.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring, Velux sky light, radiator, extractor fan.

GARAGE 17' 2" x 8' 9" (5.23m x 2.67m)

Up & over roller door, power & lighting connected, side access door.

OUTSIDE

Established front garden with path to front door, pebbled driveway leading to single garage, electric charged point on side of property, gate into rear garden which is mainly laid to lawn with pathway, 2 patio area's, deck area for entertaining flower & shrub borders, variety of trees, mature well established palm tree garden are all enclosed by fencing.

COUNCIL

East Suffolk Council
Council Tax Band (E) £2,591.12

SEVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Cedarwood primary school & Kesgrave High school.

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase,

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Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

SECTION 21

Vendors are related to a member of staff at Your Ipswich Estate Agents.

Curtis Way Kesgrave IPSWICH IP5 2FX	Energy rating	Valid until:	19 March 2034
	D	Certificate number:	2021-8327-8040-2204-1095



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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