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Smiths Place

Kesgrave, Ipswich, IP5 2YR

Price £450,000

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Front Garden
Driveway which leads to the garage with a further block paved driveway providing off-road parking for several vehicles with outdoor lighting, exposed porch and secluded bin storage area and gated side access into the rear garden.

Entrance Hallway
Accessed via a UPVC double glazed entrance door, feature effect vinyl flooring, radiator, textured and coved ceiling, stairs rising to the first floor, double doors giving access to the lounge, bi-fold doors giving access to the kitchen and doors to the integral garage and cloakroom.

Cloakroom
5'5" x 2'8" (1.66 x 0.83)
UPVC double glazed window to the side, low-level W.C., wash hand basin with mosaic style tile splash-back, chrome heated towel rail, feature vinyl effect flooring and textured ceiling.

Lounge
16'7" x 12'0" (5.07 x 3.67)
Accessed via double doors, UPVC double glazed bay window to front, two radiators, feature fireplace with marble hearth with gas flame effect fire inset, carpeted flooring, textured and coved ceiling, three wall light points and double doors giving access to the dining room.

Dining / Snug Area
18'10" x 8'2" (5.76 x 2.49)
Access via double doors from lounge, radiator, carpeted flooring, smooth coved ceiling with feature lighting and access to the snug area. The snug area has UPVC double glazed window to side, UPVC double glazed doors giving access to the rear garden, doors giving access to the kitchen, carpeted flooring and smooth coved ceiling.

Kitchen Breakfast Room
16'8" x 7'10" (5.08m x 2.39m)
UPVC double glazed windows to front and side, UPVC double glazed door giving access to the rear garden, space for a fridge freezer, single bowl sink with a mixer tap inset in a worksurface with cream cupboards and drawers under and matching above, space and plumbing for a washing machine, space for tumble dryer, tile effect flooring, breakfast bar, built-in pantry cupboard, built-in double Zanussi oven, two kick heaters, further 1 1/2 bowl sink with a Victorian style mixer tap inset in a worksurface with cupboards under, built-in dishwasher, built-in hob with glass splash-back and stainless steel extractor over, coved ceiling with spotlighting and a television point.

First Floor Landing
UPVC double glazed window to side, carpeted flooring, textured ceiling with loft access, airing cupboard and doors giving access to all four bedrooms and the bathroom.

Bedroom One
12'1" x 10'6" (3.70 x 3.22)
UPVC double glazed window to front, radiator, textured ceiling, wood effect flooring, range of built-in wardrobes and door giving access to the en-suite.

En-Suite
6'6" x 4'11" (2.00 x 1.51)
UPVC double glazed window to side, low-level W.C., vanity wash hand basin with a mixer tap, fully tiled shower cubicle with independent shower over, tiled flooring, tiled walls, shaver light point, textured ceiling with extractor fan and chrome heated towel rail.

Bedroom Two
11'1" x 9'5" (3.40 x 2.89)
UPVC double glazed window to front, radiator, carpeted flooring, textured ceiling, range of built-in wardrobes.

Bedroom Three
10'0" x 7'9" (3.07 x 2.37)
UPVC double glazed window to rear, radiator, built-in wardrobe, carpet flooring and textured ceiling.

Bedroom Four
9'2" x 8'7" (2.80 x 2.62)
UPVC double glazed window to rear, grey carpeted flooring, textured ceiling with spotlighting.

Family Bathroom
6'8" x 6'3" (2.04 x 1.91)
UPVC double glazed window to rear, low-level W.C., pedestal wash hand basin with a mixer tap, shaped and panel bath with a mixer tap, shower attachment and an indpendent shower over with shower screen, tiled flooring, part tiled walls, textured ceiling with extractor fan and chrome heated towel rail.

Rear Garden
A well maintained and landscaped rear garden with various shrubs and apple tree, gated side access to the front, outside tap, outdoor lighting, sandstone patio area, pond with water feature and outside power.

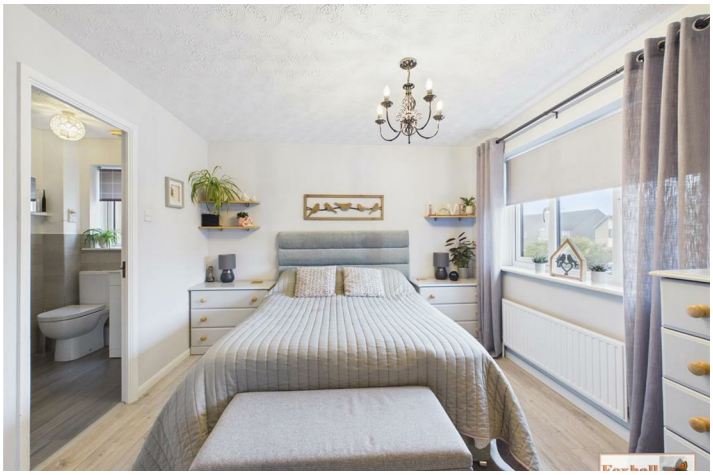
Garage
14'1" x 7'10" (4.31 x 2.39)
Up and over door, power and lighting and a wall monted Worcester boiler.

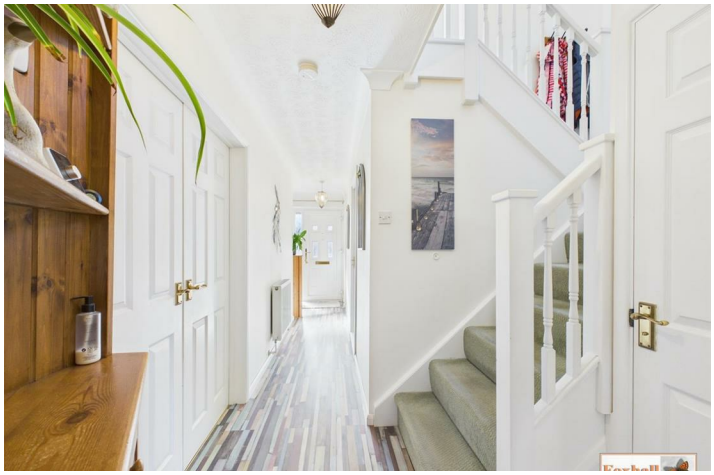
Agents Notes
Tenure - Freehold
Council Tax Band - D

































Road Map



Hybrid Map



Terrain Map



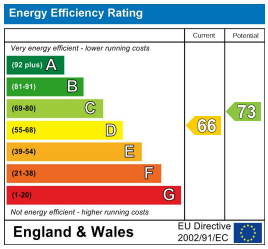
Floor Plan

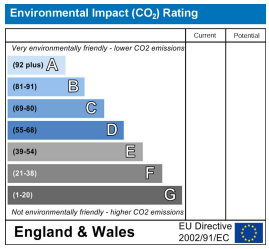


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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