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Hartree Way

Kesgrave, Ipswich, IP5 2DY

Price £450,000

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Front Garden
Pathway leading to the exposed entrance porch with lighting and a door giving access to the entrance hallway. The remainder of the front is laid to lawn with mature shrubs and a driveway providing off-road parking for several vehicles in turn leading to the garage and gated side access to the rear garden. The property is set in a mews of two houses and there is a shared drop kerb giving access to both parking and garage.

Entrance Hallway
Accessed via an entrance door with wood effect flooring, radiator, stairs rising to the first floor, smooth coved ceiling and doors giving access to the study, lounge, kitchen / diner and cloakroom.

Lounge
12'2" x 12'1" (3.71m x 3.68m)
UPVC double glazed Georgian style window to front, radiator, smooth ceiling and carpeted flooring.

Open Plan Kitchen/ Diner
13'8" x 10'9" + 10'1" x 8'10" (4.17m x 3.28m + 3.07m x 2.69m)
Two UPVC double glazed Georgian style windows to the rear overlooking the garden, 1 1/2 bowl sink with a mixer tap inset in a quartz worksurface with white gloss soft close cupboards and drawers under and matching above with under unit lighting, built-in double Bosch oven, five burner gas hob with a Bosch extractor over, built-in dishwasher, built-in fridge, built-in freezer and built-in Bosch washing machine. There is wood effect flooring, smooth ceiling with inset spotlighting, breakfast bar and access to the dining area. In the dining area there are UPVC double glazed French style doors giving access to the rear garden, radiator, wood effect flooring and smooth coved ceiling.

Study / Snug
9'1" x 7'6" (2.79 x 2.31)
UPVC double glazed bay window to front, radiator, carpeted flooring and smooth ceiling.

Cloakroom W.C.
6'6" x 3'1" (2.00 x 0.96)
UPVC double glazed Georgian style window to side, low-level W.C., wood effect flooring, radiator, vanity wash hand basin with a mixer tap and tiled splash-back and smooth ceiling.

Landing
UPVC double glazed Georgian style window to side, radiator, smooth ceiling giving loft access, airing cupboard and doors giving access to bedrooms and the bathroom.

Bedroom One
11'10" x 10'2" (3.61 x 3.11)
UPVC double glazed Georgian style window to front, radiator, smooth ceiling, carpeted flooring, door giving access to the en-suite.

En-Suite
7'5" x 4'8" (2.28 x 1.43)
Modern en-suite bathroom with UPVC double glazed Georgian style window to front, low-level W.C, floating vanity unit wash hand basin with a mixer tap and splash-back, shower cubicle with independent shower over and smooth ceiling with inset spotlighting and extractor fan, laminate Victorian style tile effect flooring and shaver light point.

Bedroom Two
10'9" x 9'3" (3.30 x 2.82)
UPVC double glazed Georgian style window to rear overlooking the garden, radiator, grey carpeted flooring and smooth ceiling.

Bedroom Three
10'11" x 6'4" (3.34 x 1.95)
UPVC double glazed Georgian style window to rear overlooking the garden, radiator, grey carpeted flooring and smooth ceiling.

Bedroom Four
8'0" x 7'4" (2.44 x 2.25)
UPVC double glazed Georgian stye window to front, radiator, grey carpeted flooring and smooth ceiling. Currently being used as a study.

Family Bathroom
6'7" x 6'0" (2.02 x 1.84)
UPVC double glazed Georgian style window to rear, low-level W.C., floating vanity wash hand hand basin with a mixer tap and splash-back, shaped and panelled bath with a mixer tap and independent shower over, smooth coved ceiling with inset spotlighting and extractor fan, chrome heated towel rail, laminate Victorian style tile effect flooring and shaver point.

Rear Garden
A welcoming place to be and a perfect extension to outdoor enjoyment. Commences with a tiled patio with the remainder laid to lawn landscaped to mature trees and shrubs, further patio area to the rear of the garden with bench seating, outside lighting, outside tap and gated access to the driveway.

Garage
18'0" x 8'11" (5.49 x 2.73)
Manual up and over door with power and lighting and a personal door giving access to the garden.

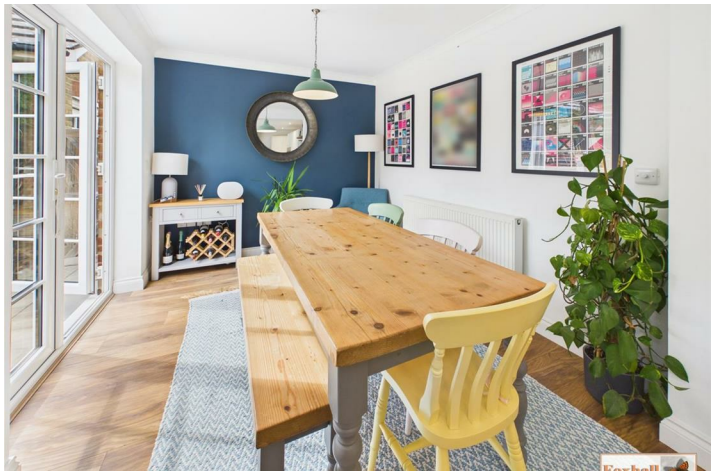
Agents Notes
Tenure - Freehold
Council Tax Band - E







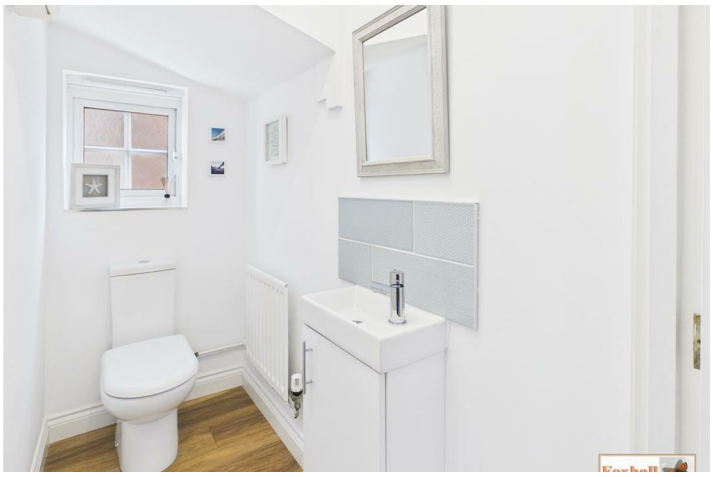


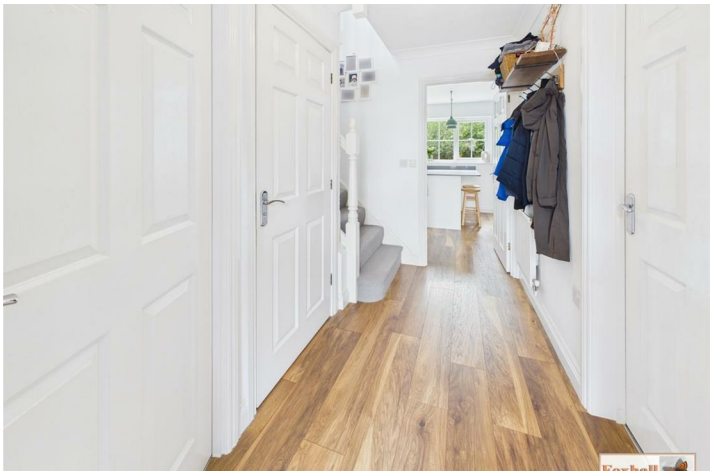


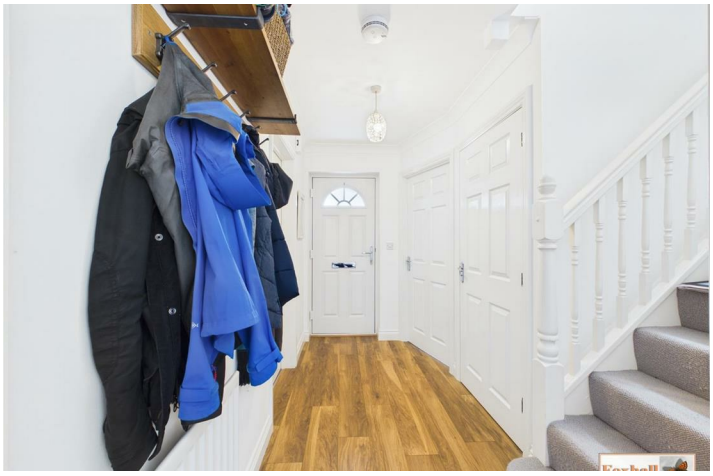






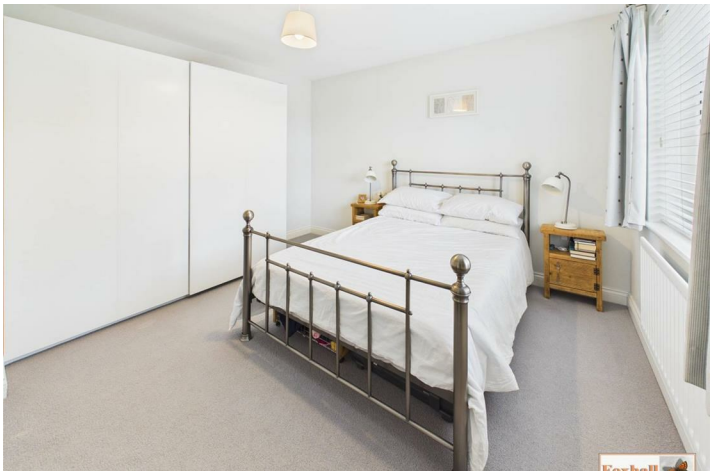




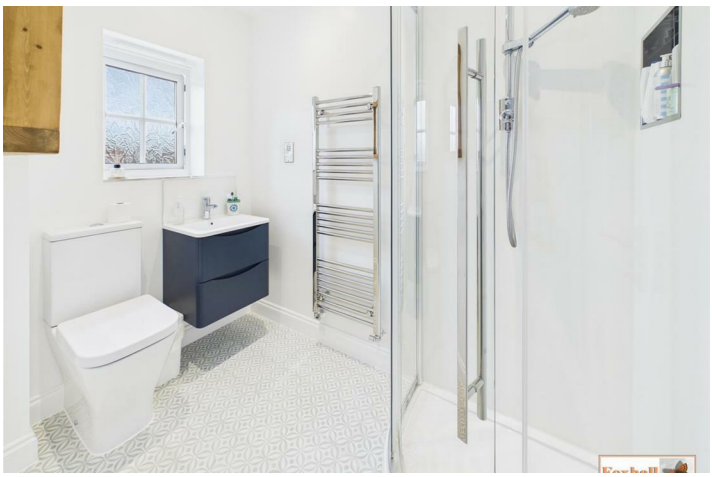

















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Road Map



Hybrid Map



Terrain Map



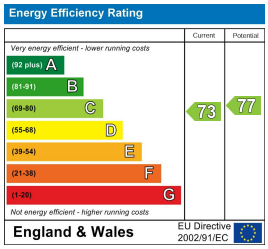
Floor Plan

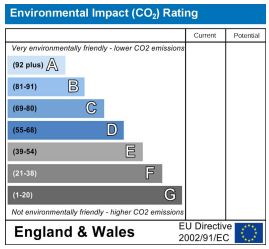


Viewing

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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