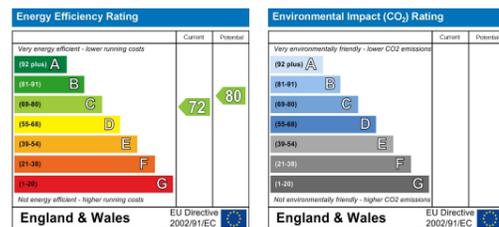


Total area: approx. 162.5 sq. metres (1748.9 sq. feet)



28 Fletchers Lane, Grange Farm IP5 2XY

£490,000

This EXTENDED 4 bedroom detached house offers a perfect blend of comfort and modern living situated on sought after Grange Farm IP5. With four spacious bedrooms, OPEN PLAN kitchen/dining/family space, STUDY/OFFICE, downstairs WC, 1st floor bathroom, En-Suite, ample OFF ROAD PARKING, GARAGE, garden, this property is ideal for families seeking a welcoming home.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

28 Fletchers Lane, Grange Farm, IP5 2XY

Kesgrave/Grange Farm

The small town of Kesgrave that incorporates Grange Farm is situated just to the east of Ipswich, and offers local shopping facilities along with Tesco supermarket, sports ground and library. The property is in catchment for the well regarded Kesgrave High School. There is good access to both the A12 & A14 trunk routes to London, Cambridge & Norwich and mainline railway stations at both Ipswich & Woodbridge offering regular services to London Liverpool St and Norwich. Ipswich which is Suffolk's county town offers further facilities including high street shopping, sports clubs, bars & restaurants, marina & waterfront development and music entertainment venues.

Kesgrave is known for its friendly community and excellent local amenities, including schools, parks, and shops, all within easy reach. This property presents a wonderful opportunity for those looking to settle in a vibrant area while enjoying the comforts of a well-designed home.

In summary, this extended detached house in Kesgrave is a fantastic choice for anyone seeking a spacious and functional family home in a desirable location. Don't miss the chance to make this lovely property your own.

ENTRANCE DOOR to

RECEPTION HALL:

Tiled floor, radiator, doors off, stairs to 1st floor

LOUNGE: 17'2 x 11'9 + bay window (5.23m x 3.58m + bay window)

Double glazed bay window to front, radiator, feature gas fire.

OPEN PLAN KITCHEN/DINER/SNUG: 27'5 x 11'4 (8.36m x 3.45m)

Double glazed window to rear, kitchen with wall and base units, sink and drainer, drawers, drinks fridge, tiled under floor heating, space for appliances, door to understairs cupboard, breakfast bar, SNUG space with double glazed doors to garden. Door to

UTILITY ROOM: 7'6 x 7'4 (2.29m x 2.24m)

Vaulted ceiling with sky lights, wall and base units, sink and drainer, worktops, double glazed door to garden. Door to...

CLOAKROOM:

W.C, hand wash basin, double glazed window to side.

OFFICE: 15'5 x 8'5 (4.70m x 2.57m)

(garage conversion) Double glazed window to front, laminated floor, radiator, door to...

GYM: 9'2 x 7'6 (2.79m x 2.29m)

Double glazed window to side, radiator, door to garage.

1st FLOOR LANDING:

Airing cupboard with immersion, loft access, doors off.

BEDROOM ONE: 12'3 x 11'6 (3.73m x 3.51m)

Double glazed window to front, feature panelled wall with bespoke fitted lighting, further wall paneling with a fitted mirror, lighting, media shelf, fitted open wardrobes and a radiator. Door to...

EN-SUITE:

Double glazed window to front, Shower cubicle, W.C, hand wash basin with vanity unit, extractor and radiator.

BEDROOM TWO: 13 x 11'4 + door recess (3.96m x 3.45m + door recess)

Double glazed window to front, laminated floor, built in wardrobe and a radiator.

BEDROOM THREE: 11'4 x 8'5 (3.45m x 2.57m)

Double glazed window to rear, built in wardrobe and a radiator.

BEDROOM FOUR: 10 x 8'3 (3.05m x 2.51m)

Double glazed window to rear, built in wardrobe and a radiator.

BATHROOM:

Recently updated for the ultimate bathroom experience with an open shower with a large rain head shower, wall hung W.C, hand wash basin with a mono block tap with a vanity unit under, under floor tiled heating, tiled walls, bespoke lighting and an extractor.

OUTSIDE:

To the front is a driveway providing off road parking for several cars and access to the garage. Side access via a gate leads to the rear.

The rear garden is mainly lawn, patio, wall and fence boundaries. Side gate.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

