

Sewell Wontner Close, Kesgrave,
Ipswich, Suffolk, IP5 2GB
Guide Price £375,000 to £400,000

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- No Onward Chain
- Spacious Detached House
- Four Bedrooms
- Two Reception Rooms
- Bathroom & En-Suite Shower Room
- Off-Road Parking & Garage
- Non-Overlooked Rear Garden
- Double-Glazing & Gas Central Heating



This spacious four-bedroom detached house is located on the edge of the sought-after Grange Farm development in Kesgrave offering good access to Kesgrave High School. The family home occupies a good-sized plot, is being sold with no onward chain, and comes with a double-length driveway providing off-road parking, a garage, non-overlooked rear garden, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer. To the ground floor is an entrance hall, cloakroom, lounge, dining room, kitchen, and utility room. The first floor has a landing, generous master bedroom with en-suite shower room, three further bedrooms, two of which are well-proportioned doubles, and a family bathroom.

The thriving town of Kesgrave is situated on the eastern edge of Ipswich and offers many amenities such as shops including a Tesco Metro, three good primary schools and Kesgrave High School, a community hall, the renowned Milsoms Kesgrave Hall, ample green spaces, and easy access to the Heritage Coast. Kesgrave also offers excellent access to BT Adastral Park, Ipswich Hospital, and the A12 and A14 commuter trunk roads.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside - Front: To the front is a large laid to lawn garden, double-length driveway in front of the garage, and a gate providing access to the rear garden.
Garage: *16'8" x 9'3" (5.08m x 2.82m)* Up and over door and power and light is connected.
Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors provide access to the cloakroom, lounge and kitchen.
Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin, along with

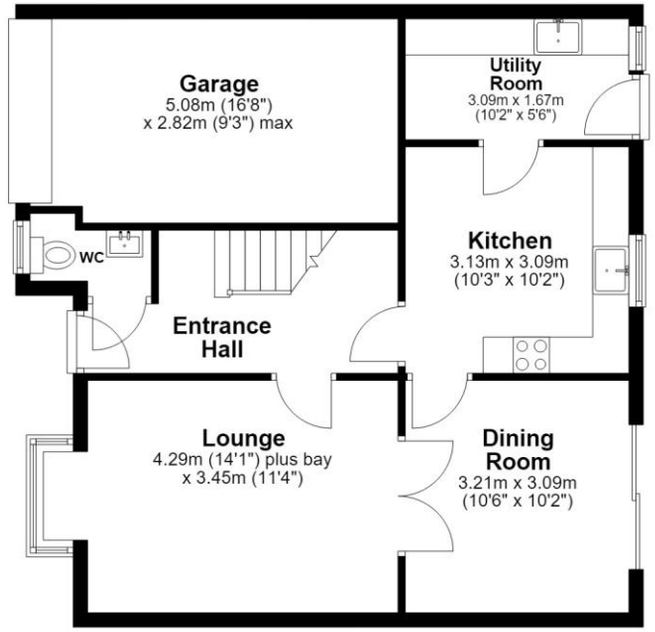




a radiator, half-height tiled walls, and a double-glazed opaque window to the front aspect.
Lounge: *14'1" x 11'4" (4.3m x 3.45m)* Double-glazed box bay window to the front aspect, a radiator, feature fireplace, and glazed casement doors opening into:
Dining Room: *10'6" x 10'2" (3.2m x 3.1m)* Double-glazed sliding patio door opening out to the rear garden, a radiator, and a door leading to:
Kitchen: *10'3" x 10'2" (3.12m x 3.1m)* Fitted with a range of matching eye and base level units and drawers, roll edge work surfaces, ceramic sink and drainer, tiled splashbacks, integrated double oven and hob with extractor hood over, space for a fridge freezer and dishwasher, a radiator, double-glazed window to the rear aspect, and a door leading to:
Utility Room: *10'2" x 5'6" (3.1m x 1.68m)* Base level units with roll edge work surface incorporating a stainless-steel sink and drainer with tiled splashbacks, built-in wall and base unit, space for a washing machine, wall-mounted gas boiler, a radiator, double-glazed window to the rear aspect, and a double-glazed door opening out to the rear garden.
First floor landing: Two built-in cupboards, access to the loft, and doors leading to the bedrooms and bathroom.
Master Bedroom: *11'3" x 11'2" (3.43m x 3.4m)* Double-glazed box bay window to the front aspect, a radiator, a range of fitted mirrored wardrobes, and a door leading to:
En-Suite Shower Room: *6'5" x 4'9" (1.96m x 1.45m)* A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls and a double-glazed opaque window to the front aspect.
Bedroom Two: *11'3" x 11'1" (3.43m x 3.38m)* Double-glazed window to the rear aspect and a radiator.
Bedroom Three: *116 x 9'3" (116 x 2.82m)* Double-glazed window to the front aspect, a radiator, and fitted mirrored wardrobes.
Bedroom Four: *10'11" x 7'11" (3.33m x 2.41m)* Double-glazed window to the rear aspect, a radiator, and fitted mirrored wardrobes.
Family Bathroom: *7'8" x 5'5" (2.34m x 1.65m)* A three-piece suite comprising a bath, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, and a double-glazed opaque window to the rear aspect.
Outside - Rear: The non-overlooked rear garden is predominantly laid to lawn with well-stocked borders, a patio area, and is enclosed by panel fencing.

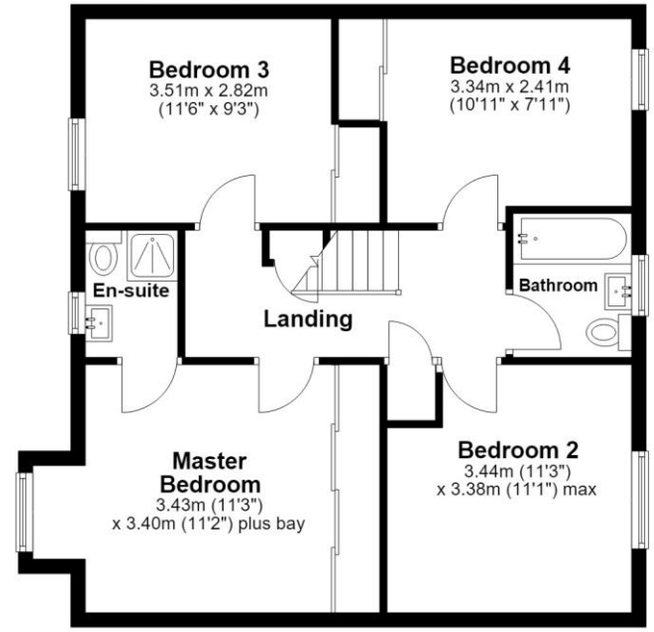
Ground Floor

Approx. 65.7 sq. metres (707.1 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



Total area: approx. 128.4 sq. metres (1381.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: D
Council Tax Band: E





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