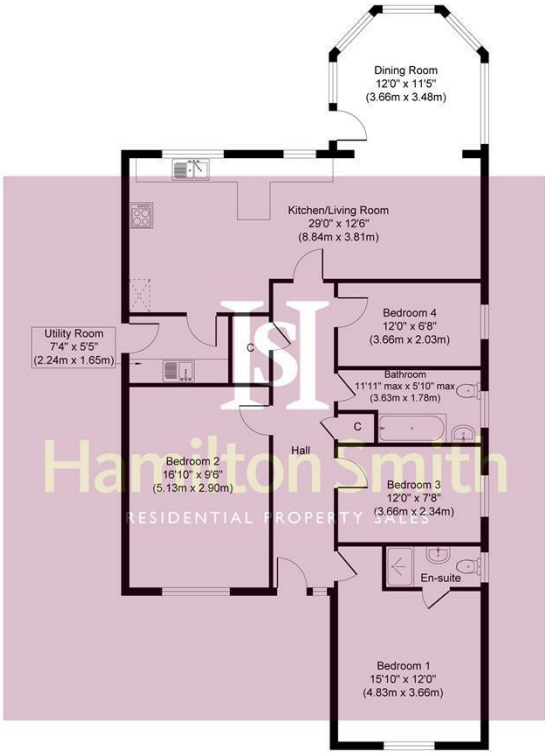
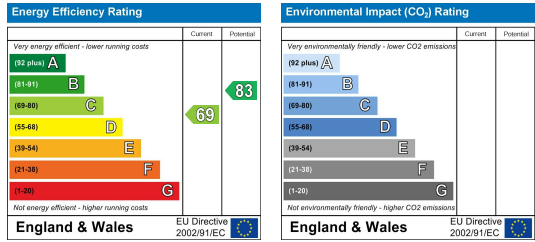




Ground Floor
Approximate Floor Area
1352 sq. ft
(125.56 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18 Carlton Road, Kesgrave IP5 1EP

£465,000

A STUNNING 4 bedroom detached bungalow situated on the popular Old Kesgrave development. The property has undergone extensive updating and modernisation benefiting from an OPEN PLAN KITCHEN/LIVING SPACE, dining room, utility, En-Suite to master bedroom, family bathroom, gas central heating, double glazed windows, ample off road parking, enclosed rear garden and offered with no onward chain.



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.

18 Carlton Road, Kesgrave, IP5 1EP

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.

Double glazed door to

RECEPTION HALLWAY:

Laminate flooring, 2 useful built in cupboards, spot lighting, radiator and doors off.

BEDROOM ONE: 15'10 x 12 (4.83m x 3.66m)

Double glazed window to front, radiator and door to...

EN-SUITE:

Double glazed window to side, shower cubicle, hand wash basin, W.C., part tiled walls, ladder radiator and extractor fan.

BEDROOM TWO: 16'10 x 9'6 (5.13m x 2.90m)

Double lazed window to front and a radiator.

BEDROOM THREE: 12 x 7'8 (3.66m x 2.34m)

Double glazed window to side and a radiator.

BEDROOM FOUR: 12 x 6'8 (3.66m x 2.03m)

Double glazed window to side and a radiator.

FAMILY BATHROOM:

Double glazed window to side. Bath with a shower over, W.C, hand wash basin with vanity unit under, tiled floor & part tiled walls, extractor fan and a ladder radiator.

OPEN PLAN LOUNGE/KITCHEN: 29 x 12'6 (8.84m x 3.81m)

Double glazed windows to rear. A recently fitted Howdens kitchen comprising of wall and base units, work tops, 1 & 1/2 sink bowl and drainer, concealed lighting, integrated fridge & freezer, dishwasher, oven and induction hob with extractor hood, breakfast bar with under under, door to utility room and opens through to the lounge space with views of the garden and opens to...

DINING ROOM: 12 x 11'5 (3.66m x 3.48m)

Double glazed windows and doors opening to the garden. Laminated flooring and radiators.

UTILITY ROOM: 7'4 x 5'5 (2.24m x 1.65m)

With wall and base units, space for washing machine, boiler, work top, sink and drainer. Radiator.

OUTSIDE:

To the front there is a shingle driveway providing ample off road parking for several cars, a gate to the side with access to the rear. A porch with with front door.

The enclosed rear garden has a lawn, mature shrubs, patio, shed and fence surround.

IPSWICH OFFICE:

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

