



THE
LARK
PARTNERSHIP



Ipswich | Suffolk

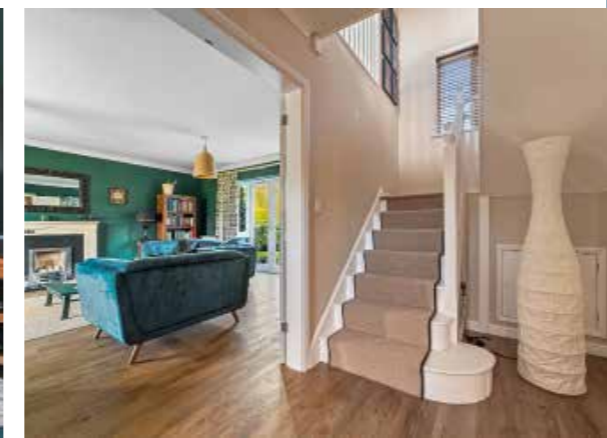
A Sense of Seclusion...

A beautifully presented detached four double bedroom home, built by Bloor Homes in 2007 and occupying a generous plot approaching 0.30 of an acre. The property enjoys mature, meticulously maintained gardens, together with a private woodland area to the rear; a rare and unexpected feature for a modern development, creating a wonderful sense of seclusion and privacy.

Positioned within a quiet cul-de-sac in a popular suburban setting, the home offers convenient access to local amenities and highly regarded schools, whilst benefiting from a peaceful, green outlook. Surrounded by mature trees and well-kept grounds, the property is presented in excellent decorative order throughout and offers spacious, well-balanced accommodation ideally suited to modern family living.

The welcoming entrance hall benefits from useful understairs storage and leads to a well-proportioned cloakroom fitted with a WC and wash hand basin.

The principal sitting room is elegantly appointed and enjoys a striking bay window together with patio doors opening directly onto the garden, allowing plenty of natural light to flood the room. A gas fire creates an attractive focal point and adds to the warm and welcoming feel of the space.





Perfect for entertaining...

There are three reception areas to the ground floor, making this an ideal home for modern family living and entertaining. The snug, with its attractive bay window, provides a cosy additional sitting room and is ideal for watching television or relaxing away from the main living areas. There is also a separate study, perfectly suited for those working from home.

The impressive L-shaped kitchen/dining room has been stylishly fitted and incorporates a range of integrated appliances including a NEFF dishwasher, built-in NEFF oven and four-ring gas hob. There is also space for an American-style fridge/freezer. A separate utility room provides further practicality with tiled flooring, sink and space for a washing machine.





Elegant Spaces...

To the first floor, the landing gives access to the loft space and airing cupboard. The principal bedroom is a generous double room with built-in triple wardrobes, a dressing area and an en-suite shower room with double shower cubicle, WC and wash hand basin. Bedroom two is also a large double room with triple wardrobes and its own en-suite shower room.

There are two further double bedrooms, both with built-in wardrobes, together with a family bathroom fitted with a bath, WC, wash hand basin and heated towel rail.



Beautifully Appointed...



Location...

Outside, the well maintained gardens continue to impress, with a variety of established trees creating a wonderful backdrop. With a patio directly outside the kitchen and an additional decked area within the garden, there are excellent options for outdoor entertaining.

To the rear, a private woodland area provides a unique and tranquil setting. The current vendors have installed a large chicken coop here; however, the space is highly versatile and could be adapted for a range of uses, from a play area to a peaceful retreat for relaxation and wildlife. This setting further enhances the sense of privacy found here while offering an attractive natural outlook throughout the year. The house also benefits from a double garage with power and lighting connected, together with a driveway providing additional off-road parking. A useful shed with power and lighting is also included.

Kesgrave is a highly regarded and well-served residential area, particularly popular with families due to its excellent range of amenities, schools and transport links. Within the development itself there is a convenient selection of facilities including a veterinary practice, Tesco Metro, library, doctors/ medical centre, community hall, café (Brunchouse), The Bell Inn public house, and Milsoms Kesgrave, all easily accessible. The area is also well known for its abundance of recreation and open spaces, including Grange Meadow play area, Millennium Sports Ground (with tennis courts and football pitches), Jolleys Pightle, Long Strops bridleway, Jubilee Copse and Legion Green, offering excellent opportunities for outdoor activities.

Ipswich town centre is within easy reach, whilst the A12 and A14 provide excellent road links across the region, together with rail services available from nearby Ipswich mainline station where journey time to London is approximately 70 minutes.





Key Information

LOCAL SCHOOLS:

- Gorseland Primary School, 0.32 Miles, Rated Good
- Birchwood Primary School, Martlesham, 0.43 Miles, Rated Outstanding
- Cedarwood Primary School, 0.78 Miles, Rated Good
- Martlesham Primary Academy, 1.04 Miles, Rated Good
- Heath Primary School, 1 Mile, Rated Good
- Kesgrave High School, 0.86 Miles, Rated Good

LOCAL AUTHORITY:

East Suffolk Borough Council
Council Tax Band F

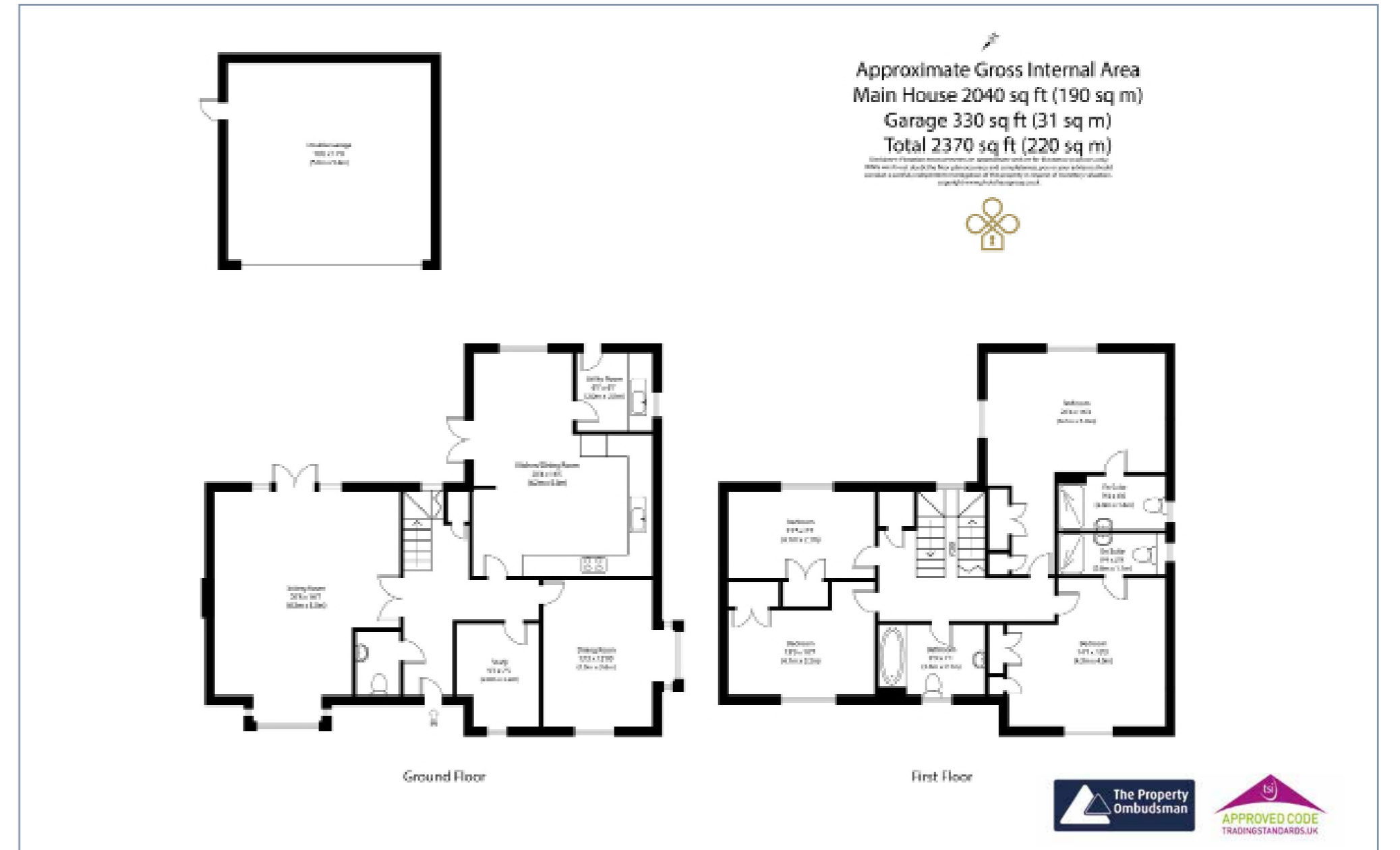
TENURE:

Freehold

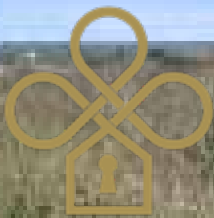
SERVICES:

Heating Type Gas
Electricity Mains
Water Mains
Sewerage Mains
Internet Fibre connected
Current Provider Sky

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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