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Penryn Road, Kesgrave, Ipswich,
Suffolk, IP5 1LA
Asking Price £365,000

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- Semi-Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Substantial Conservatory
- Kitchen
- First Floor Bathroom
- Ground Floor WC
- Versatile Living Accommodation
- Ample Off-Road Parking
- Detached Garage
- Larger Than Average Rear Garden

This very spacious three-bedroom semi-detached family home provides versatile living accommodation and is located down a quiet cul-de-sac in Old Kesgrave. The property benefits from ample off-road parking for several vehicles, a detached garage, a larger than average rear garden, gas central heating via boiler which is just three years old, and UPVC double-glazed windows and doors. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor cloakroom, study, lounge, dining room, kitchen, conservatory, first floor landing, three bedrooms, and 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: The garden is laid to lawn with a double driveway which continues as a single driveway alongside the property providing ample off-road parking for several cars. There is an outside tap, a recessed side porch, and metal gates leading to the garage at the rear.

Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and access to the cloakroom, study, lounge, dining room and kitchen.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with tiled walls and a double-glazed window to the side aspect.



Study: 7'9" x 5'4" (2.36m x 1.63m) South-facing double-glazed window to the front aspect and a radiator.

Lounge: 16'10" x 12'4" (5.13m x 3.76m) South-facing double-glazed window to the front aspect, a radiator, and a feature fireplace with ornate surround and marble hearth.

Dining Room: 13'7" x 10'3" (4.14m x 3.12m) Sliding patio door opening into the conservatory and a vertical radiator.

Kitchen: 9'10" x 9'9" (3m x 2.97m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, one-and-a-half bowl polycarbonate sink and drainer, integrated Bosch double oven and Hotpoint four-ring gas hob with

extractor hood over, space and plumbing for a washing machine, a radiator, tiled walls, window through to the conservatory, and door leading to:

Conservatory: 20'7" x 10'6" (6.27m x 3.2m) The conservatory spans the full width of the property with multiple double-glazed windows, a double-glazed sliding patio door and further single double-glazed door opening out to the rear garden, and a pitched roof.

First Floor Landing: Two built-in cupboards and doors to the bedrooms and bathroom.

Bedroom One: 13'11" x 12'5" (4.24m x 3.78m) South-facing double-glazed window to the front aspect, a radiator, and an extensive range of fitted bedroom furniture including



wardrobes, overhead storage and bedside tables.

Bedroom Two: 10'10" x 10'5" (3.3m x 3.18m) Double-glazed window overlooking the rear garden, a radiator, and two sets of built-in double wardrobes.

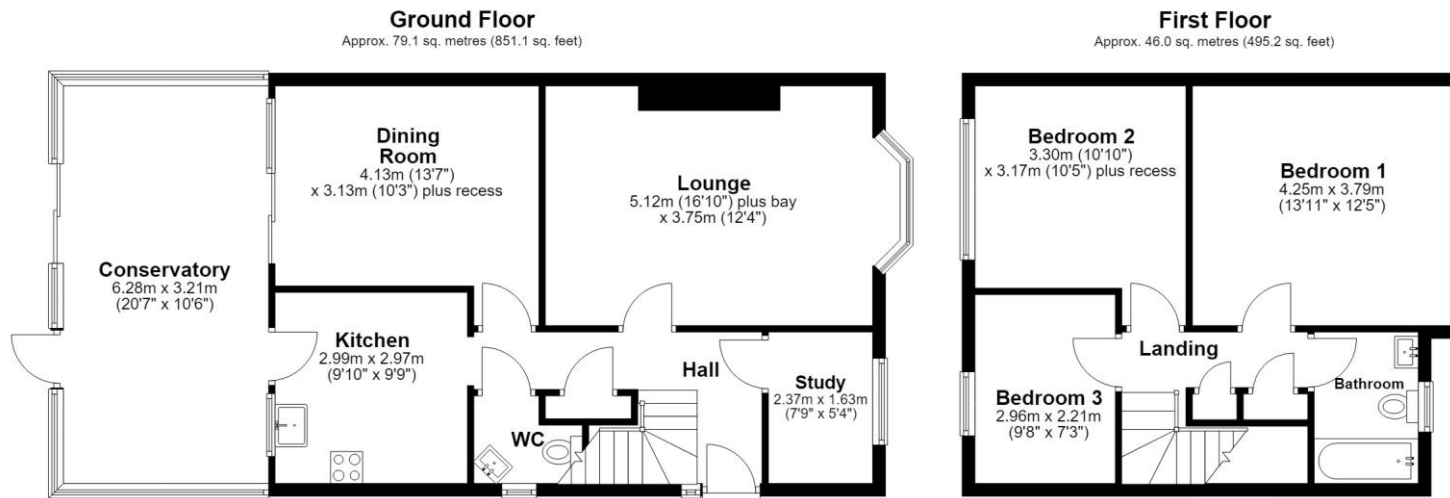
Bedroom Three: 9'8" x 7'3" (2.95m x 2.2m) Double-glazed window overlooking the rear garden, a radiator, and built-in shelving and drawers.

Family Bathroom: A three-piece suite comprising a bath with Mira shower over and cantilever shower screen, close-couple WC and vanity hand wash basin with ample storage beneath. The bathroom also features a radiator, tiled walls, and a south-

facing skylight window to the front aspect.

Outside - Rear: The larger than average garden has an extensive lawn, patio area leading out from the conservatory, decked area to the rear, and is enclosed by panel fencing with trellis work over. Behind the garage the garden continues with a large, paved seating area with the remainder being laid to artificial lawn and enclosed by fencing.

Detached Garage: Manual up and over door and window to the side aspect.



Total area: approx. 125.1 sq. metres (1346.3 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.



Attributes

3 Bedrooms, 1 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: C



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

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