



Palmer & Partners



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**Windrush Road, Kesgrave, Suffolk, IP5 2NY**

**Asking Price: £475,000**

# Windrush Road, Kesgrave, Ipswich, Suffolk, IP5 2NY

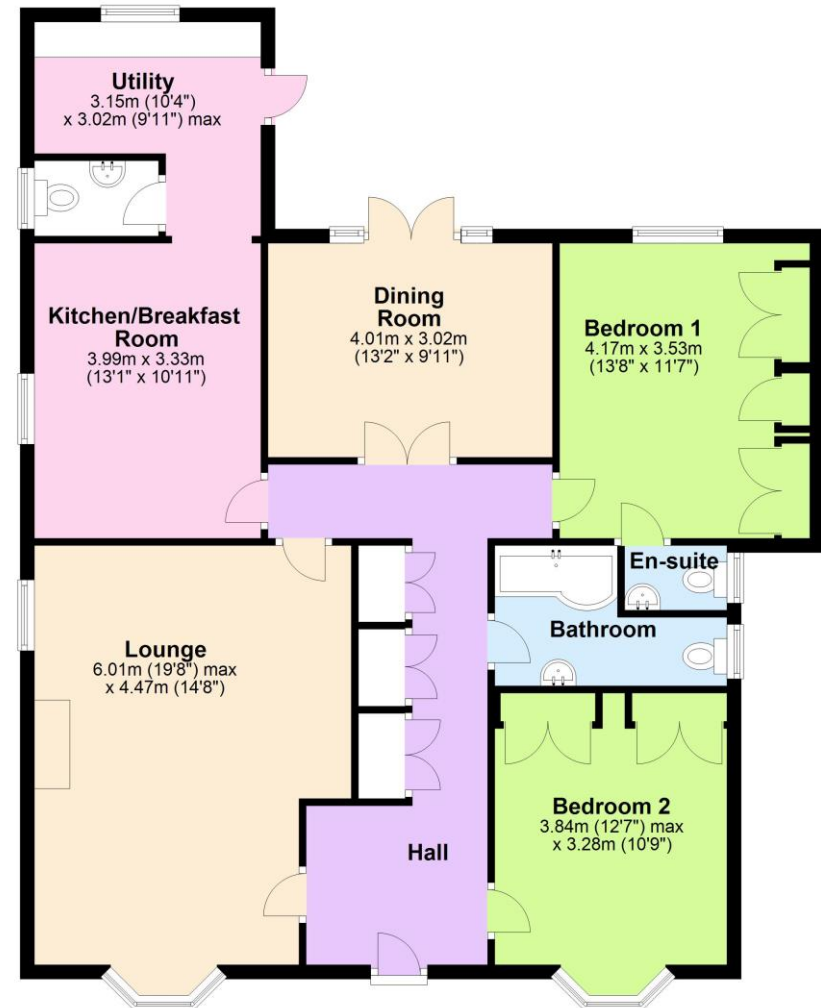
Situated in the desirable Kesgrave area of Ipswich offering good access out to the A12 and A14 commuter trunk roads, lies this substantial two bedroom detached bungalow which is beautifully presented throughout and offers ample light and airy living accommodation. The bungalow occupies a plot of approximately 1/3 acre (subject to survey) and benefits from a spectacular rear garden in excess of 200ft (subject to survey) which is a particular selling feature, driveway providing off-road parking for several cars in front of the detached garage, and within the bungalow there is ample storage. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises large entrance hall; 19ft dual aspect lounge; two good size double bedrooms, one of which has an en-suite cloakroom; family bathroom; dining room; kitchen / breakfast room; utility room; and cloakroom.

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 offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: D

**Ground Floor**  
Approx. 116.2 sq. metres (1250.6 sq. feet)



Total area: approx. 116.2 sq. metres (1250.6 sq. feet)  
Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.



