



## 8 Yewtree Grove, Kesgrave, Ipswich IP5 2GL

A four bedroom detached house, ideally situated in a popular residential area in Kesgrave.

Offers in excess of £365,000 Freehold

P7969MC



## Summary

Entrance hall, sitting room, kitchen/dining room, conservatory and cloakroom.

Principal bedroom with en-suite, three further bedrooms and family bathroom.

Single garage.

Front and rear gardens.

## Location

8 Yewtree Grove is located in Kesgrave with all its amenities including a Tesco store, Community Centre which hosts many different clubs and events, Kesgrave Sports Centre, tennis courts and Kesgrave (Embrace) Medical Centre. Within walking distance is Cedarwood primary school and the property is within the catchment for Kesgrave High School. Close by is the Millenium sports ground and walks along the 'Long Strops'. Martlesham, where there is a larger Tesco superstore as well as other national retail outlets, eateries and trade/DIY businesses, is approximately 3 miles away.

## Description

8 Yewtree Grove is a four-bedroom detached house situated in a popular residential area in Kesgrave. The property offers well laid out accommodation over two floors, together with a garage, off-road parking and an enclosed rear garden.

The front door opens into the entrance hall which provides access to the sitting room. The sitting room has a window overlooking the front of the property and a doorway opens through to the kitchen/dining room. The kitchen has windows overlooking the rear garden and is fitted with a matching range of wall and base units. Integrated appliances include a granite sink, fridge, oven, hob with extractor hood above and dishwasher. There is also space and plumbing for a washing machine. A sliding door leads from the kitchen/dining room into the conservatory, which has patio doors opening onto the rear garden. A further door provides access to the side entrance and cloakroom, which comprises an obscured glazed window to the rear, WC and hand wash basin.



Stairs rise to the first-floor landing, which provides access to all four bedrooms and the family bathroom. Bedroom one overlooks the front of the property and benefits from built-in wardrobes and an en-suite, comprising a window to the front, shower and hand wash basin. The airing cupboard, housing the hot water cylinder, is also accessed from the principal bedroom. Bedroom two is a further double bedroom with windows overlooking the front of the property, while bedrooms three and four both overlook the rear garden. The family bathroom has an obscured glazed window to the rear and comprises a walk-in shower, WC and hand wash basin.

## Outside

The property is approached via an open-plan front garden and driveway, which provides off-road parking and access to the garage. The garage has an up-and-over door to the front and has power and lighting connected. A pathway leads down the side of the property where there is a personnel door to the garage. The rear garden comprises an area of lawn which is interspersed with a variety of trees and shrubs, together with a patio area.



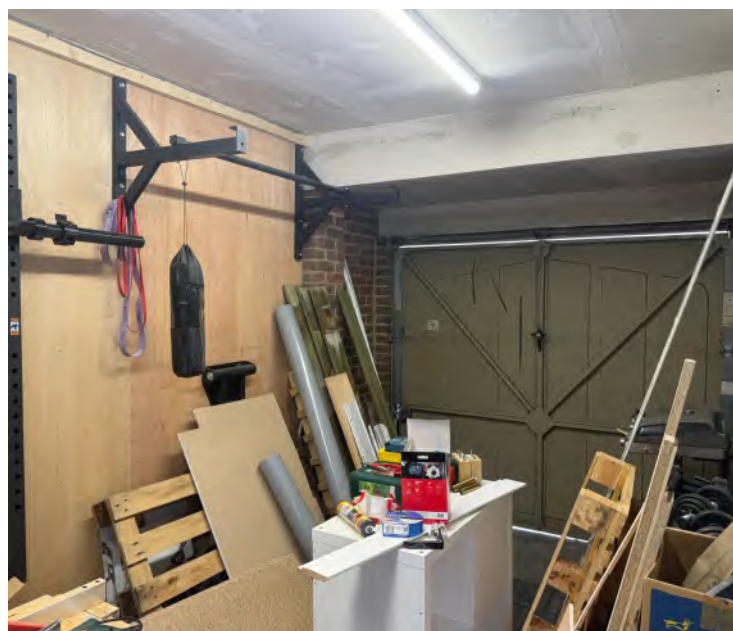














### ***Directions***

From the A1214 proceeding towards Ipswich, turn left onto Holly Road. Turn right onto Yewtree Grove and then take the next right where Number 8 will be found on the left-hand side.

For those using the What3Words app: ///deeply.drums.values

***Viewing*** Strictly by appointment with the agent.

***Services*** Mains electricity, gas, water and drainage.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

***Mobile Phones*** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

***EPC*** Rating = D (Copy available from the agents upon request).

***Council Tax*** Band D: £2,330.64 payable per annum 2026/2027

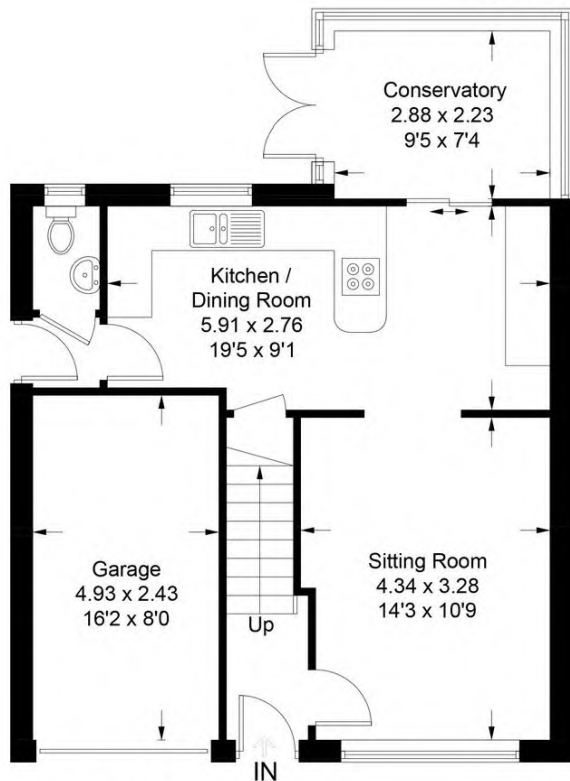
***Local Authority*** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

## 8 Yewtree Grove, Kesgrave

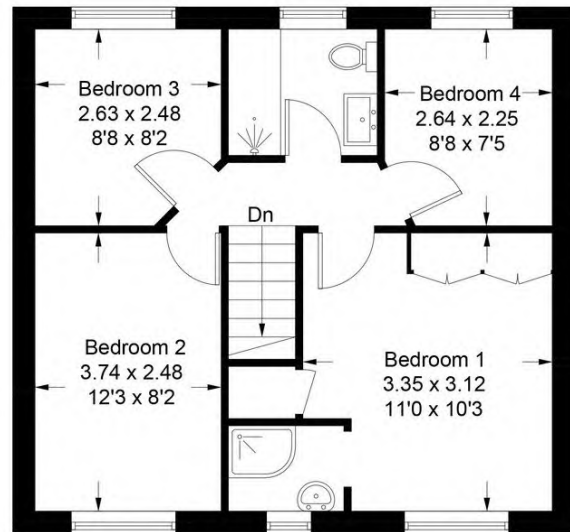
Approximate Gross Internal Area = 90.2 sq m / 971 sq ft

Garage = 11.6 sq m / 125 sq ft

Total = 101.8 sq m / 1096 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326345)

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**August 2026**



**Clarke & Simpson**

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