



12 Newman Drive, Kesgrave

Ipswich



Minors & Brady

12 Newman Drive

Kesgrave, Ipswich

A rarely available coach house offering stylish, low-maintenance living in a sought-after cul-de-sac setting. Accessed via its own private entrance, this well-presented home benefits from a spacious and light-filled open-plan lounge, dining and kitchen area, creating an ideal space for both everyday living and entertaining. The fitted kitchen comes complete with a range of integrated appliances, ensuring practicality as well as convenience. Two well-proportioned bedrooms are complemented by a contemporary four-piece bathroom featuring both a bath and separate shower. Further benefits include double glazing, gas central heating and an off-road parking space to the rear. Combining generous accommodation with a popular Kesgrave location, this property is perfectly suited to first-time buyers, professionals and investors alike.

- Rarely available two-bedroom coach house
- Quiet cul-de-sac position in the popular Kesgrave area
- Private entrance providing added independence and privacy
- Spacious open-plan lounge, dining and kitchen area
- Bright dual-aspect living space with excellent natural light
- Fitted kitchen with integrated appliances included
- Two well-proportioned bedrooms offering flexible accommodation
- Modern four-piece bathroom with separate bath and shower
- Off-road parking space located to the rear of the property





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The Location

Newman Drive is situated within a popular residential area, offering a convenient setting with a range of local amenities close at hand. Nearby residents benefit from access to everyday shopping facilities, including a Tesco Metro, as well as cafés, takeaways and other essential services. The nearby retail area at Martlesham Heath provides a broader selection of shops and amenities, catering for a variety of day-to-day needs.

The location is particularly well placed for commuters, with excellent access to both the A12 and A14, providing straightforward routes to Ipswich, Woodbridge, Felixstowe and surrounding areas. Ipswich town centre is just a short drive away and offers an extensive range of shopping, dining and leisure facilities, together with a mainline railway station offering regular services to London Liverpool Street.

The area also benefits from nearby green spaces and walking routes, enhancing its appeal for those seeking a balance between convenience and outdoor recreation. Combining strong transport links with a wealth of local amenities, Newman Drive is well suited to families, professionals and commuters alike.



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Newman Drive, Kesgrave

Rarely available and offering a superb combination of space, style and convenience, this two-bedroom coach house occupies a quiet cul-de-sac position and presents an excellent opportunity for first-time buyers, professionals and investors alike. Benefiting from its own private entrance, the property enjoys a greater sense of independence than many modern apartments, with well-planned accommodation arranged on the first floor.

Upon entering, a welcoming hallway leads to the first-floor landing, where the accommodation opens into an impressive open-plan living space. The lounge and dining area is particularly generous in size, with windows to both the front and rear aspects allowing an abundance of natural light to flow throughout.

The layout creates a bright and sociable environment, providing ample room for both comfortable seating and a dining table, making it ideal for everyday living as well as entertaining guests.

The kitchen is seamlessly incorporated into the living space and has been fitted with a range of base, wall and drawer units, complemented by practical work surfaces and tiled surrounds. Designed with convenience in mind, the kitchen includes an integrated electric oven, gas hob with extractor hood, fridge/freezer, washing machine and dishwasher, allowing buyers to move straight in and enjoy the space from day one. A rear-facing window provides additional natural light and ventilation.



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Both bedrooms are well proportioned and offer versatile accommodation. The principal bedroom is a comfortable double room with plenty of space for freestanding furniture, while the second bedroom is ideal as a guest room, nursery, dressing room or home office, depending on individual requirements.

Serving the bedrooms is a particularly attractive four-piece bathroom suite comprising a bath, separate shower cubicle, wash basin and WC. Finished in a modern style, the bathroom offers both practicality and flexibility for modern living.

Further benefits include double glazing, gas central heating and an off-road parking space located to the rear of the property. Situated within the sought-after Kesgrave area, the property enjoys excellent access to local amenities, nearby shopping facilities, transport links and open green spaces, all of which contribute to the enduring popularity of this well-established residential location.

Agents Note

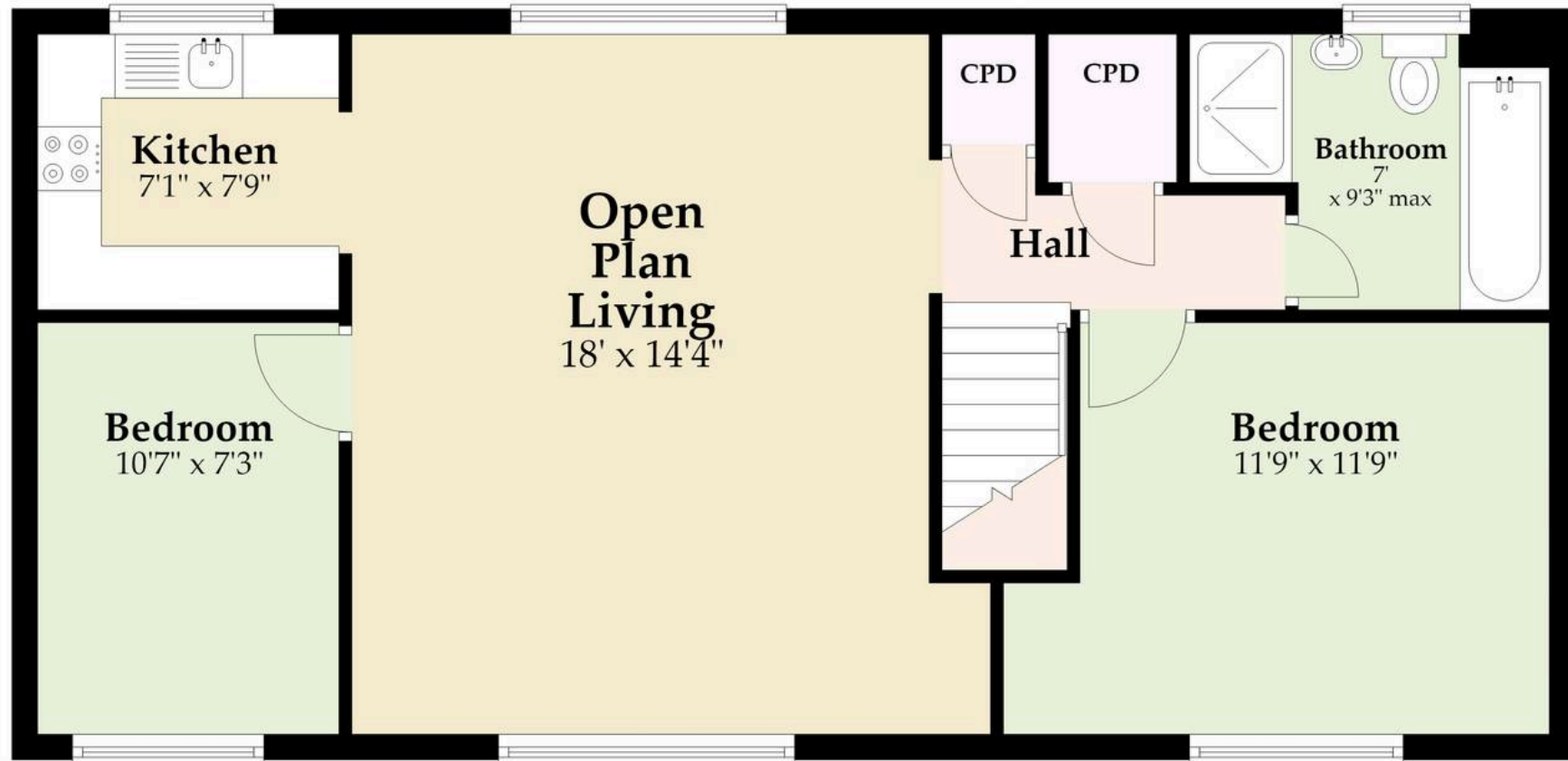
This property will be sold leasehold, with 106 years remaining on the lease.

Connected to mains water, electricity, gas and drainage.



Coach House

Approx. 733.2 sq. feet



Total area: approx. 733.2 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
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