



46 Pepper Place, Kesgrave

Minors & Brady



46 Pepper Place

Kesgrave, Ipswich

Space, style and versatility come together beautifully in this impressive end-of-terrace home, occupying a desirable position within a popular Kesgrave development. Arranged across three floors, the property offers bright and flexible accommodation ideal for modern family living, including a superb principal suite with en-suite shower room, a spacious living room with French doors to the garden, and a well-appointed kitchen/dining room centred around an attractive bay window. Outside, the recently landscaped garden provides excellent space for entertaining and relaxation, while a garage and off-street parking add further practicality to this appealing family home.

Agents Note

This property will be sold freehold.

Gas central heating system.



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Pepper Place is situated within the highly regarded Suffolk town of Kesgrave, a popular residential location known for its excellent amenities, strong community atmosphere and convenient access to Ipswich and the wider region. Combining modern conveniences with an abundance of green space, Kesgrave remains a sought-after destination for families, professionals and retirees.

Residents benefit from a comprehensive range of local amenities, including supermarkets, independent shops, cafés, healthcare facilities and well-regarded schools. The town offers a variety of recreational and community facilities, while nearby Ipswich provides an extensive selection of shopping, dining, cultural and leisure opportunities.

The surrounding area provides excellent opportunities for outdoor recreation, with numerous parks, woodland walks and open green spaces woven throughout the town. Kesgrave is also well positioned for access to nearby countryside, cycle routes and nature reserves, making it an appealing location for those who enjoy an active outdoor lifestyle.

For commuters, Kesgrave enjoys convenient access to the A12 and A14, providing routes to Ipswich, Woodbridge, Colchester and the wider East Anglian road network. Ipswich railway station is within easy reach and offers regular services to London Liverpool Street, Norwich and Cambridge.



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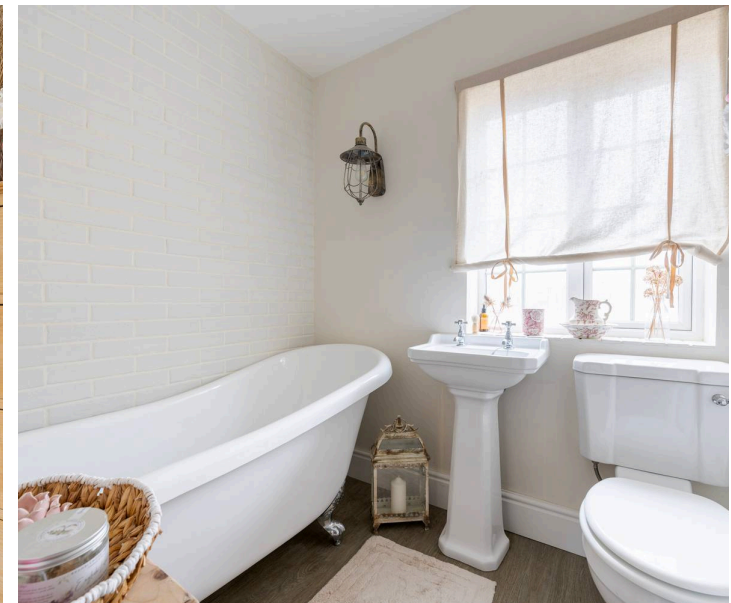
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Occupying a desirable position within a popular residential development in the sought-after Suffolk town of Kesgrave, this beautifully presented end-of-terrace residence offers spacious and versatile accommodation extending across three well-planned floors.

The accommodation begins with a welcoming entrance hall that immediately sets the tone for the rest of the home. Bright and airy, this inviting space provides access to the principal ground-floor rooms whilst also benefiting from a convenient cloakroom/WC, an essential feature for day-to-day family living and visiting guests.

Positioned at the rear of the property, the living room is a particularly appealing space. Flooded with natural light, it enjoys a pleasant outlook over the garden and offers generous proportions for both relaxation and entertaining. French doors create a seamless connection with the outside space, allowing the room to extend effortlessly outdoors during the warmer months. Whether hosting family and friends or enjoying quieter evenings at home, this reception room provides a comfortable and versatile setting.





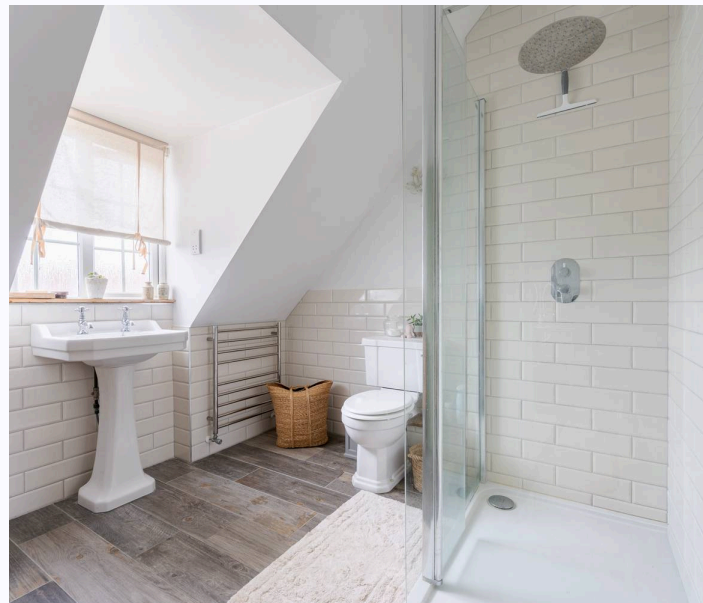
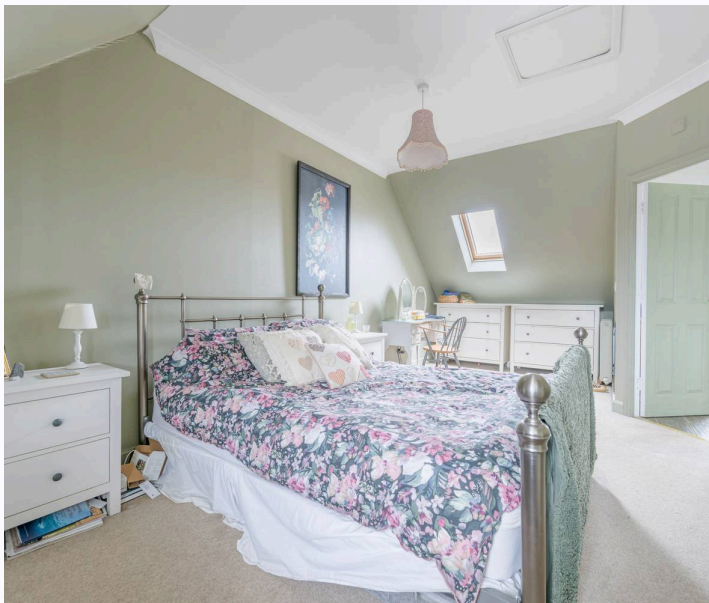
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Forming the heart of the home is the impressive open-plan kitchen and dining area. Thoughtfully designed with both practicality and style in mind, the kitchen is fitted with an attractive range of quality cabinetry complemented by integrated appliances, including an oven, dishwasher and fridge/freezer. A traditional Butler sink adds character and charm, while extensive work surfaces ensure ample space for meal preparation. The dining area is positioned in front of a beautiful bay window, creating a bright and sociable environment for everyday dining as well as more formal occasions. The layout encourages interaction and connection, making it particularly well suited to modern family life.

The first-floor continues to impress with three well-proportioned bedrooms and a family bathroom. Two of the bedrooms are comfortable doubles and benefit from built-in wardrobes, providing practical storage without compromising floor space. The third bedroom offers excellent flexibility and could equally serve as a nursery, dressing room, study or home office, appealing to a variety of buyers and lifestyle needs.

Serving these bedrooms is a well-appointed family bathroom, fitted with a traditional three-piece suite and presented in a timeless style. Designed to accommodate the needs of a growing household, it provides both comfort and convenience.



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Occupying the entirety of the second-floor, the principal bedroom creates an exceptional private sanctuary. This spacious room enjoys an abundance of natural light from a Velux window and benefits from a built-in wardrobe, ensuring useful storage solutions are already in place. Complementing the bedroom is a contemporary en-suite shower room, finished to a modern standard and providing a sense of privacy and independence away from the rest of the house. This floor is particularly attractive for those seeking a dedicated principal suite with separation from family or guest accommodation below.

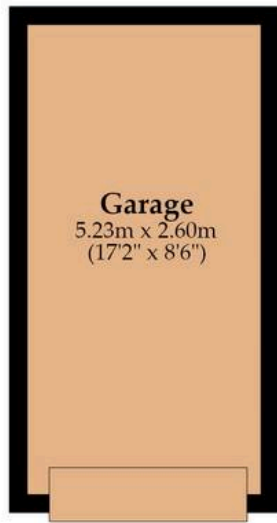
Outside, the property continues to offer an impressive lifestyle appeal. The recently landscaped rear garden has been carefully arranged to create a variety of outdoor spaces suited to both relaxation and entertaining. A shingled seating area sits beneath an attractive wooden pergola, providing a charming setting for outdoor dining and social gatherings. A further patio area offers additional space for furniture, while the lawn provides room for children to play or for keen gardeners to personalise. Established planting, including attractive olive trees and well-stocked beds, enhances the overall setting and contributes to the garden's welcoming atmosphere.

The property benefits from a single en-bloc garage, ideal for storage purposes, alongside off-street parking, ensuring convenience for both residents and visitors.

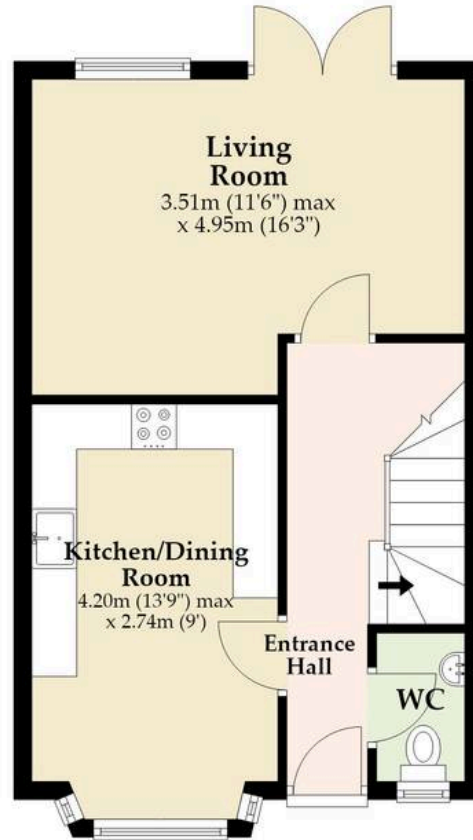


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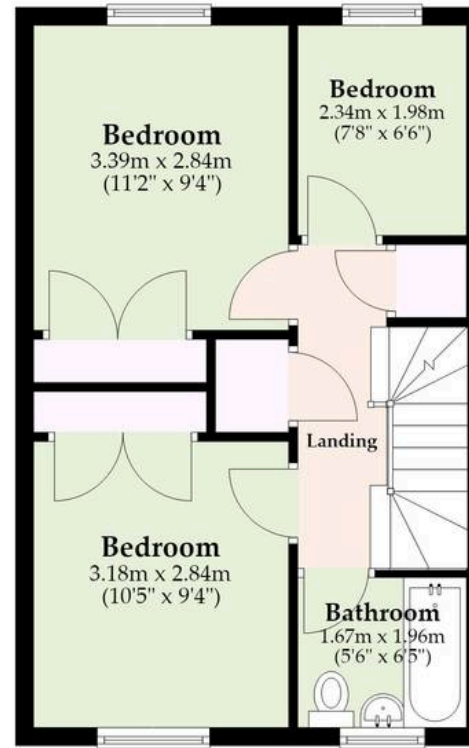
Garage
Approx. 13.6 sq. metres (146.4 sq. feet)



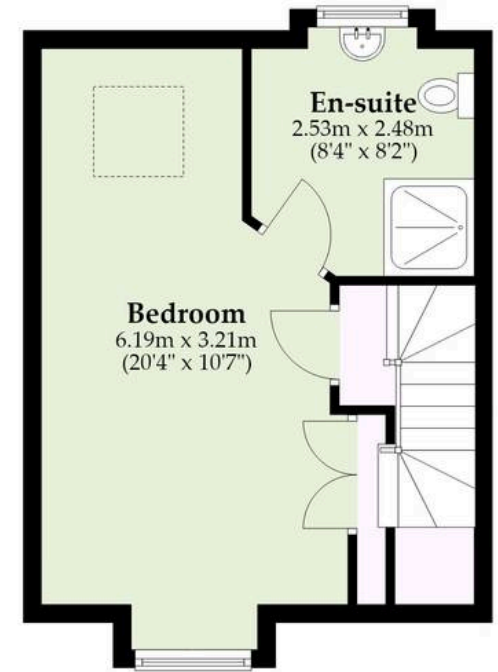
Ground Floor
Approx. 38.9 sq. metres (418.4 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.0 sq. feet)



Second Floor
Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 121.3 sq. metres (1305.3 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.

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