



Palmer & Partners



Hornbeam Close, Great Blakenham,  
Suffolk, IP6 0NR  
Asking Price £325,000

Palmer & Partners

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- Stylish Semi-Detached House
- Four Bedrooms (One Ground Floor)
- Generous Lounge
- 18ft Kitchen/Dining Room
- Ground Floor Cloakroom
- Bathroom & En-Suite Shower Room
- Converted Garage
- EV Charging Point
- Off-Road Parking for Two Vehicles
- Outside Home Office/Studio/Salon
- Low-Maintenance Rear Garden



This very stylish four-bedroom semi-detached house, situated down a quiet cul-de-sac on a sought-after development in Great Blakenham, is just a short walk to local shops and schools and offers good access out to the A12 and A14 commuter trunk roads. The property is beautifully presented and offers versatile living accommodation with the converted garage being used currently as a fourth bedroom but could be used as a playroom or snug. There is off-road parking to the front for two vehicles, an EV charging point, and a low-maintenance rear garden with sizeable work-from-home office/studio/salon together with large shed which is currently being used as a utility room.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, lounge, ground floor bedroom which is the converted garage, ground floor cloakroom, 18ft kitchen/dining room, first floor landing, family bathroom, and three further bedrooms with one benefitting from an en-suite shower room.

Great Blakenham is served by a wide range of village amenities including Public House, village hall, church, a parade of handy stores located in the adjacent village of Claydon and good local schooling. The village provides

convenient access to the A14 commuter road link and has a regular bus service. The county town of Ipswich is close by with a mainline railway station providing direct links to London Liverpool Street Station.

**Outside - Front:** There is a block-paved driveway providing off-road parking for two vehicles, an EV charging point, and a small laid to lawn area to the side with path leading to the front door and side gate providing access to the rear garden.

**Entrance Hall:** 5'7" x 3'5" (1.7m x 1.04m) The front door has a fitted blind and doors provide access into the lounge and bedroom four which is the converted garage.

**Lounge:** 16'3" x 10'3" (4.95m x 3.12m) Double-glazed window to the front aspect with a fitted blind, wood-effect floor, a radiator, TV point, and door into the inner hallway.

**Bedroom Four:** 15'7" x 7'8" (4.75m x 2.34m) This is the converted garage and has a double-glazed window to the front aspect with a fitted blind, wood-effect floor, and a radiator.

**Inner Hallway:** 6'7" x 6'2" (2m x 1.88m) Staircase rising to the first floor and doors providing access to the cloakroom and kitchen/dining room.

**Cloakroom:** 6'7" x 2'9" (2m x 0.84m) A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator, tiled floor, and an extractor fan.



**Kitchen/Dining Room:** 18'3" x 7'5" (5.56m x 2.26m) Fitted with a range of modern eye and base units with drawers, marble work surfaces with matching upstands, one-and-a-half bowl sink and drainer, and tiled splashbacks. Integrated appliances include an oven, electric hob and extractor hood, with space for an American-style fridge freezer, and space and plumbing for a dishwasher and washing machine. The kitchen also features a radiator, tiled floor, double-glazed window to the rear aspect, and French doors with fitted blinds opening out to the rear garden.

**First Floor Landing:** Built-in cupboard with shelving, access to the loft, and

doors providing access to the bedrooms and bathroom.

**Bedroom One:** 13'5" x 9'4" (4.1m x 2.84m) Two double-glazed windows to the front aspect with fitted blinds, a radiator, fitted wardrobe with mirrored sliding doors, and a door leading to:

**En-Suite Shower Room:** 6'9" x 4'3" (2.06m x 1.3m) A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, tiled splashbacks, tile-effect floor, an extractor fan, and a double-glazed window to the front aspect with fitted blind.

**Bedroom Two:** 10'6" x 8'8" (3.2m x 2.64m) Double-glazed window to the

rear aspect with a fitted blind and a radiator.

**Bedroom Three:** 9'3" x 7'2" (2.82m x 2.18m) Double-glazed window to the rear aspect with a fitted blind, a radiator, and built-in wardrobe.

**Family Bathroom:** 8'7" x 5'6" (2.62m x 1.68m) A three-piece suite comprising a bath with Mira shower over, low-level WC and pedestal hand wash basin, along with a chrome heated towel rail, part tiled walls, tile-effect floor, an extractor fan, and double-glazed window to the side aspect.

**Outside - Rear:** Leading out from the kitchen/dining room is a large grey slab patio providing ample space for alfresco dining with the remainder of the garden being laid to artificial lawn

with two brick planters. Also within the garden is a bin store and large shed, outside power sockets, light and tap, and a work-from-home office/studio/salon. The garden is fully enclosed by fencing.

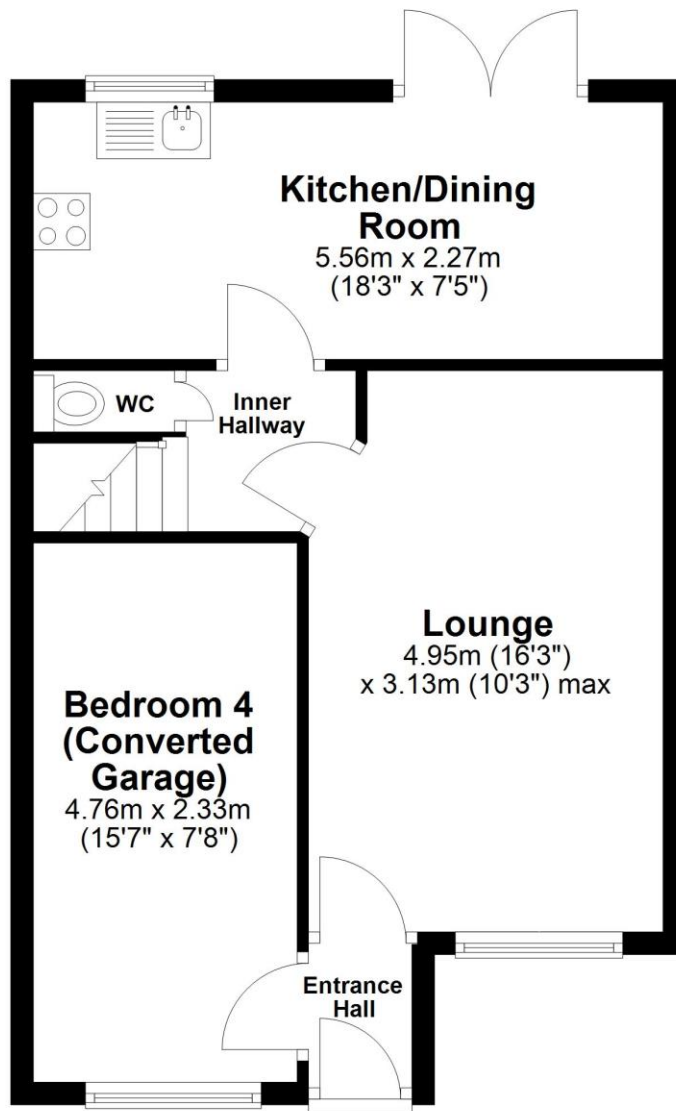
**Outbuilding:** 10'2" x 9'8" (3.1m x 2.95m) Double-glazed window and door opening out to the garden, Herringbone wood-effect floor, with power and light connected. This would make a great work-from-home office/studio/salon.

**Shed:** 10'3" x 9'1" (3.12m x 2.77m) This is currently being used as a utility room with power and light connected, ventilation, and double doors.

**Communal Charges:** There is an annual service charge of £175 payable for the upkeep of communal areas.

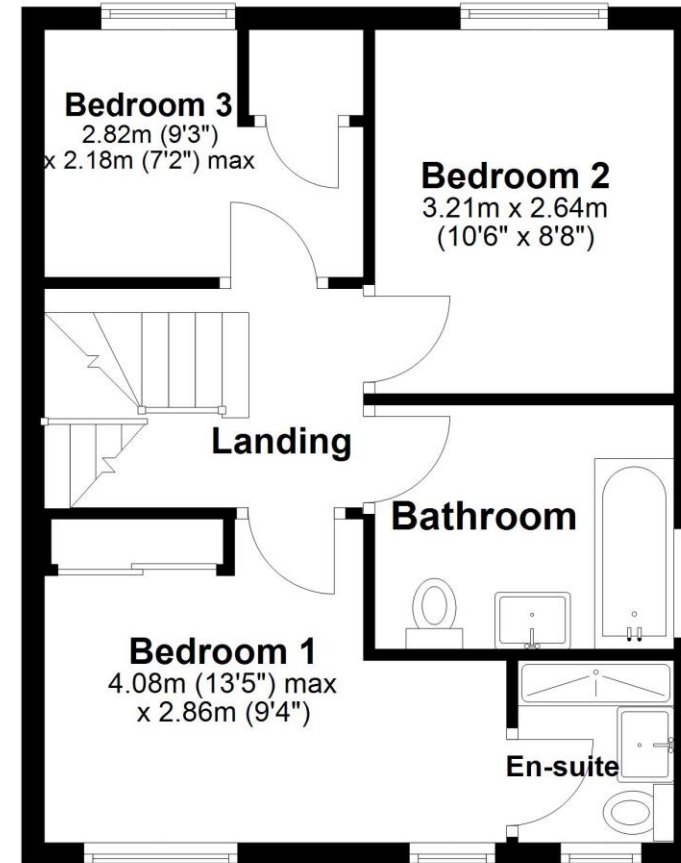
## Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 85.0 sq. metres (914.9 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

4 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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