



Palmer & Partners

Masons Drive, Great Blakenham,
Suffolk, IP6 0GE
Asking Price £375,000



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- Modern Detached House
- Four Bedrooms
- Spacious Living Room
- Fully Integrated Kitchen/Dining Room
- Utility Room & Cloakroom
- Bathroom & En-Suite Shower Room
- Off-Road Parking & Detached Garage
- Rear & Side Gardens
- Gas Central Heating & Double-Glazing



This nicely presented four-bedroom detached house is situated on a modern development in Great Blakenham and offers great access out to the A14 commuter trunk road. The property is the ex-show home, is presented in excellent decorative order, and benefits from a driveway to the side providing off-road parking for two to three cars, a detached garage, gardens to the rear and side, gas central heating, and double-glazing.

As agents, we recommend the earliest possible internal viewing to

appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor cloakroom, living room, 20ft kitchen/dining room with integrated kitchen appliances, a utility room, first floor landing, family bathroom, and four 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.

Entrance Hall: Coat cupboard, a radiator, staircase rising to the first floor with understairs cupboard, and doors providing access to the cloakroom, living room and kitchen/dining room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a

double-glazed window to the side aspect.

Living Room: 17' x 12' (5.18m x 3.66m) Double-glazed bay window to the front aspect, two radiators, and double doors leading to:

Kitchen/Dining Room: 20'4" x 11'9" (6.2m x 3.58m) Fitted with a range of modern eye and base cupboards complemented by under unit lighting, roll edge work surfaces with matching upstands, and a sink and drainer. All the appliances are integrated and include a fridge freezer, dishwasher, oven and gas hob with extractor hood over. The kitchen



also features a radiator, tiled floor, double-glazed window to the rear aspect, double-glazed French doors opening out to the rear garden, and a door leading to:

Utility Room: 5'5" x 4'3" (1.65m x 1.3m) Base units with space and plumbing for a washing machine and a double-glazed door opening out to the side garden.

First Floor Landing: Double-glazed window to the side aspect, cupboard housing the boiler and water tank, a radiator, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 11'8" x 11'2" (3.56m x 3.4m) Double-glazed window to the front aspect, a radiator, built-in double wardrobe, and a door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, tiled splashbacks, and double-glazed window to the side aspect.

Bedroom Two: 11'3" x 7'3" (3.43m x 2.2m) Double-glazed window to the rear aspect and a radiator.

Bedroom Three: 10'5" x 8'9" (3.18m x 2.67m) Double-glazed window to the rear aspect and a radiator.

Bedroom Four: 8'10" x 6'6" (2.7m x 1.98m) Double-glazed window to the front aspect and a radiator.

Family Bathroom: 7'1" x 5'9" (2.16m x 1.75m) A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, and double-glazed window to the side aspect.

Outside: To the front are borders with mature shrubs and a path to the front door which canopy porch

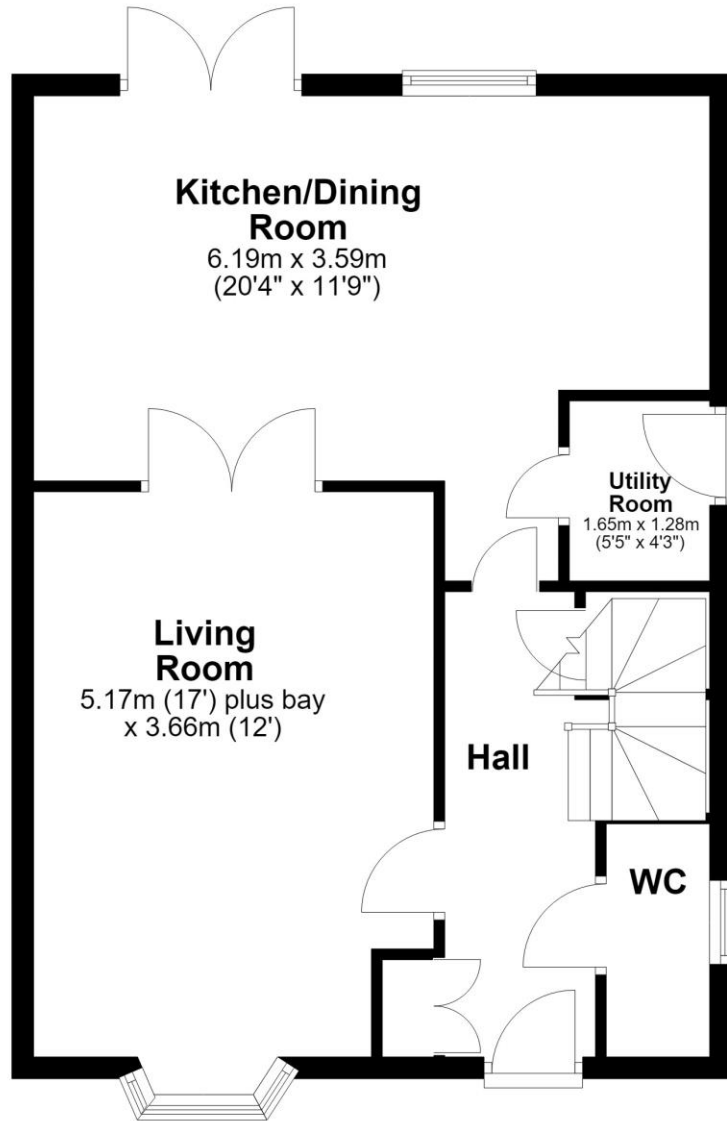
over. A driveway to the side provides off-road parking for two to three cars in front of the garage and a gate provides access to the rear garden. The front and side gardens are laid to lawn with borders well-stocked with shrubs, a small patio leads out from the kitchen/dining room, and the garden is fully enclosed by fencing and retaining wall.

Detached Garage: 19'4" x 9'9" (5.9m x 2.97m) Up and over door, power and light connected, and a pitched roof suitable for storage.

Communal Charges: There is an annual charge of £312 which is for the upkeep of communal areas.

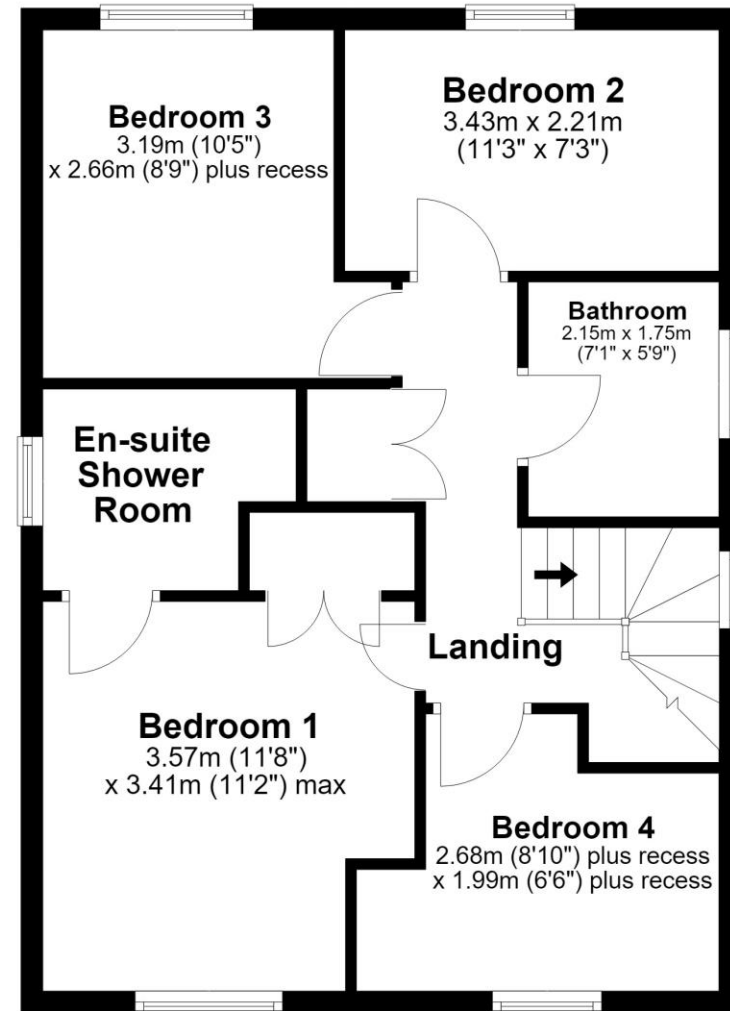
Ground Floor

Approx. 54.8 sq. metres (590.0 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



Total area: approx. 109.2 sq. metres (1175.9 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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