



73 MASONS DRIVE

FROST & PARTNERS



# 73 MASONS DRIVE

GREAT BLAKENHAM, IPSWICH | SUFFOLK | IP6 0GE



A well presented two bedroom semi-detached house, located on the Beaumont Green Development of the popular village of Great Blakenham, which includes a rear garden and two off road parking spaces.

As you enter the property there is a hallway with stairs rising to the first floor and doors to the kitchen/diner, sitting room and cloakroom.

The modern style kitchen/diner has a window to the front and comprises a one bowl stainless steel sink unit with drainer inset into a range of work surfaces with cupboards and drawers below, range of matching wall mounted cupboards, integrated Bosch oven with four burner gas hob and extractor above, integrated fridge/freezer, space for dishwasher and space for washing machine.

The sitting room has patio doors overlooking and leading out to the rear garden.

On the first floor there is a landing with cupboard housing the gas fired boiler, access to the roof space and doors to the bedrooms and bathroom. Bedroom 1 has two windows to the front and built-in storage cupboard.





Bedroom 2 has a window to the rear overlooking the gardens.

The bathroom has a white suite comprising a panelled bath with shower over, low level wc and wash basin.

Outside, to the front there is path leading to front door and low maintenance garden. To the rear the garden is laid mainly to lawn with a paved terraced area bounded by fencing with a side access gate and garden shed.

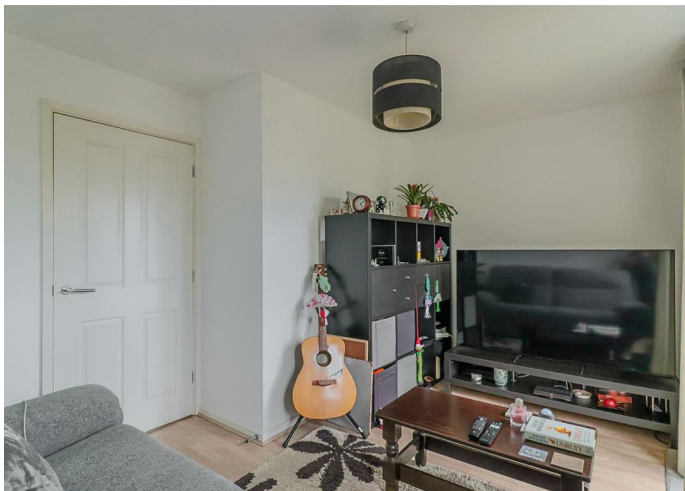
Guide Price - £215,000

### **Additional Information**

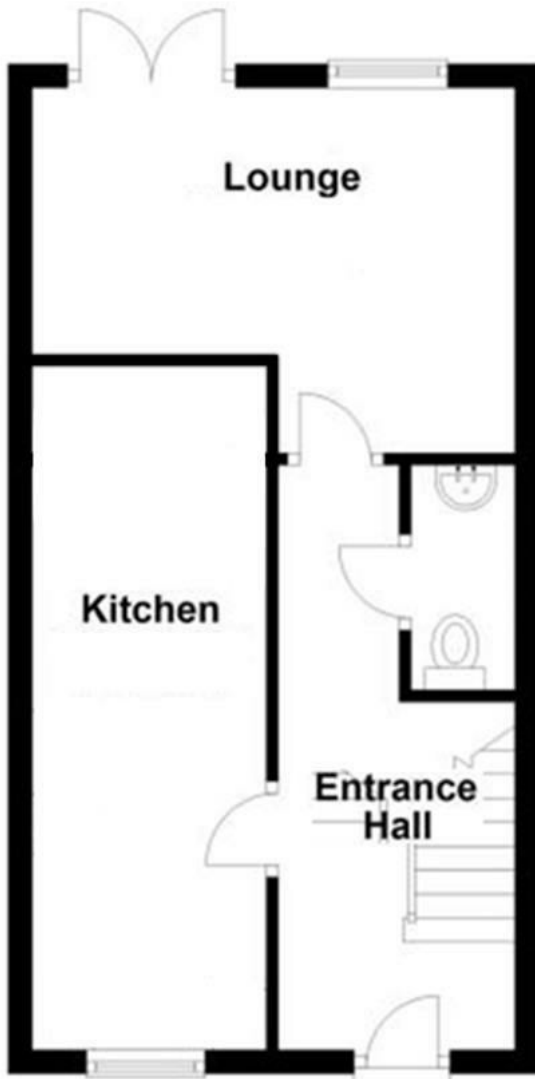
Tenure: Freehold

Local Authority: Mid-Suffolk District Council

Council Tax: B



## Ground Floor



## First Floor



# FROST & PARTNERS

## Frost & Partners

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### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	