



Rock Estates



Mulberry Gardens

Great Blakenham, Ipswich, IP6 0HU

Guide price £400,000



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Located in Great Blakenham, this delightful extended four bedroom detached house offers a perfect blend of comfort and modern living. With an impressive layout, the property boasts open plan kitchen/dining room, utility room, living room, study and downstairs cloakroom, providing ample space for both relaxation and entertaining guests.

Upstairs the home features four well-proportioned bedrooms, with ensuite to master and family bathroom, making it ideal for families or those seeking extra space for guests.

This property has been thoughtfully extended, allowing for a more generous living area and bedrooms, that caters to contemporary lifestyles. Outside, you will find parking available for up to three vehicles, a valuable asset in today's busy world.

With its appealing location and ample space, this house is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern home. Don't miss the chance to make this lovely property your own.

Entrance Porch

Tiled flooring. Stairs to first floor. Door to;

Cloakroom

Double glazed window to side. Low level wc. Vanity basin with mixer tap over. Radiator. Automatic lighting.

Study

8'8" x 8'1" (2.66 x 2.47)

Double glazed window to front. Radiator. Wooden flooring,

Living Room

15'1" x 10'8" (4.62 x 3.27)

Wooden flooring. TV point. Radiator. Archway to;

Kitchen/Dining Room

20'1" x 8'11" (6.14 x 2.74)

Double aspect double glazed windows to rear and sides. Patio doors to rear. A handmade kitchen comprising base level units, integrated double oven, induction hob with extractor over, dishwasher and washing machine. Inset bowl sink and drainer unit with mixer tap over. Under counter lighting. Spotlighting. Wooden floor. Spotlighting. Archway to;

Utility Room

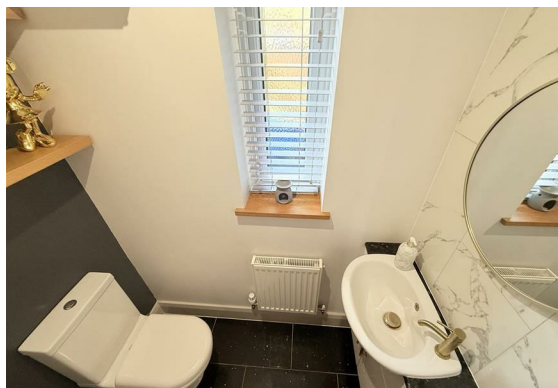
7'0" x 8'9" (2.15 x 2.68)

Wall and base level units with work surfaces over. Space for fridge/freezer, Door to side. Radiator. Wooden flooring. Spotlighting.

Master Bedroom

8'11" x 11'9" (2.74 x 3.59)

Double glazed window to front. Radiator. TV point. Door to;





Ensuite

Tiled flooring. Walk in rainfall shower. Low level wc. Basin with mixer tap over. Heated towel rail. Underfloor heating. Spotlighting. Extractor.

Bedroom Two

11'11" x 7'7" (3.65 x 2.32)
Double glazed window to front. Radiator.

Bedroom Three

8'11" x 8'8" (2.74 x 2.66)
Double glazed window to rear. Radiator.

Bedroom Four

8'8" x 6'0" (2.66 x 1.85)
Double glazed window to rear. Radiator. Built in wardrobes.



Family Bathroom

Double glazed window to side. Tiled flooring. Jacuzzi bath. Low level wc. Vanity basin with mixer tap over. Heated towel rail. Underfloor heating. Spotlighting. Extractor.

Outside

Garage and Driveway

The garage benefits from an electric door, resin flooring and door to rear. The hardstanding driveway provides parking for 2 vehicles.

Rear Garden

The property enjoys a well presented rear garden, mainly laid to lawn with attractively planted flower borders providing a variety of seasonal colour and interest. A generous paved patio area offers an ideal space for outdoor dining and relaxation. The garden further benefits from a timber storage shed, gated side access leading to the front of the property, and additional access to the garage.



Floor Plan



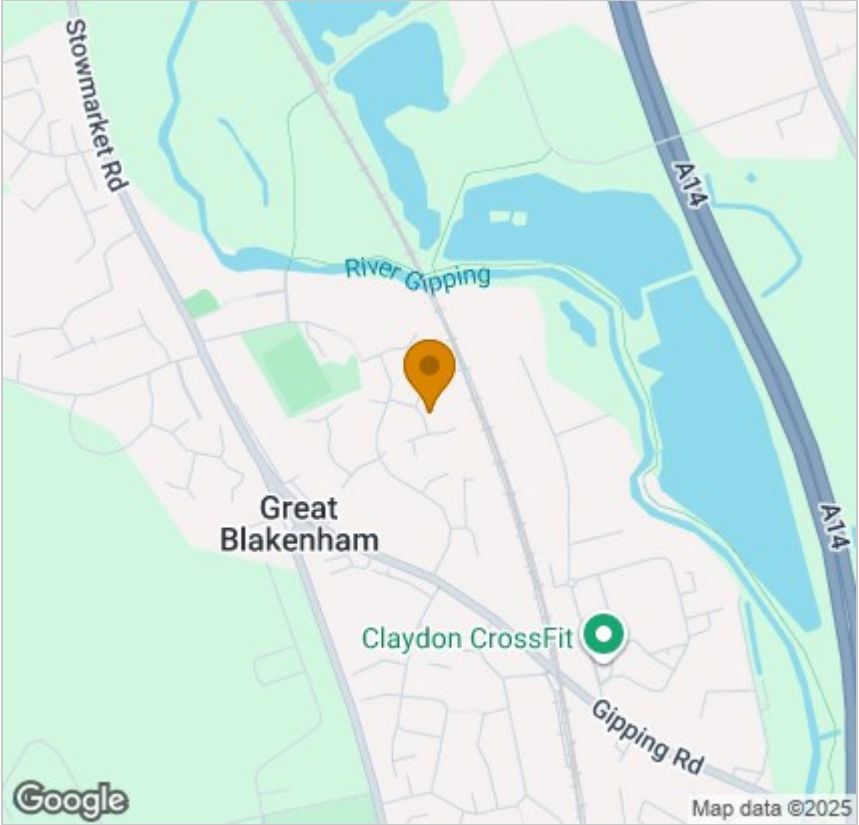
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

