

# property details **approval form**

61 Gipping Road, Great Blakenham, Ipswich, Suffolk, England, IP6 0JA

**Date:** 15 July 2024

**Property Ref and Version:** SMK103609 - 0003

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers in excess of £300,000

Tenure: Freehold

## >> **key features**

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- > Semi-detached House
- > Three Bedrooms
- > Garage & Off Road Parking
- > Enclosed Rear Garden
- > Close Access To A14
- > Kitchen & Utility
- > Separate Lounge & Dining Room
- > EPC Rating: Awaited

## >> **short description**

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Beautifully presented three-bedroom semi-detached home having been extended and immaculately kept this home is presented to the market boasting two reception rooms, kitchen with utility, enclosed garden with garage and off-street parking to the front.

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## >> **room description**

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### **Accommodation**

#### **Entrance Hall**

Glazed front door, built in cupboard, radiator, coved ceiling, frosted window to front and ceramic tiled flooring.

#### **Kitchen**

13' 5" x 10' 4" ( 4.09m x 3.15m )

Window to rear and side, wall and base units with roll top work surfaces, single sink with drainer and mixer tap, double electric oven with microwave, gas hob and extractor over, spotlights, coved ceiling, integrated fridge, radiator and ceramic tiled flooring.

#### **Utility**

5' 6" x 9' 4" ( 1.68m x 2.84m )

Window to side, part glazed door to rear, wall and base units with roll top work surfaces, washing machine, freezer, coved ceiling, spotlights, water softener and ceramic tiled flooring.

#### **Living Room**

18' 4" x 10' 8" ( 5.59m x 3.25m )

Windows to front and rear, coved ceiling, TV point, radiator, wall lights and carpeted flooring.

#### **Dining Room**

8' 4" x 15' 7" ( 2.54m x 4.75m )

Windows to front and rear, coved ceiling, radiator and wood laminate flooring.

#### **Landing**

Window to front and side, coved ceiling, radiator and carpeted flooring.

#### **Bedroom One**

11' 4" x 11' 1" ( 3.45m x 3.38m )

Two window to rear, coved ceiling, radiator and carpeted flooring.

#### **Bedroom Two**

8' 7" x 12' 3" ( 2.62m x 3.73m )

Window to front, built in wardrobe, coved ceiling, radiator and carpeted flooring.

#### **Bedroom Three**

6' 9" x 10' 3" ( 2.06m x 3.12m )

Window to rear, coved ceiling, radiator and carpeted flooring.

#### **Family Bathroom**

Frosted window to side, panelled bath with shower attachment, low level flush W.C, vanity sink with mixer tap, heated towel rail, fully tiled walls, coved ceiling, access to loft, spotlights and vinyl flooring.

#### **Outside**

**Your William H Brown office:** 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

**T** 01449 614459 **E** stowmarket@williamhbrown.co.uk

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### **Rear Garden**

Fence enclosed with patio and lawn areas, hard standing, timber shed, outside light and tap.

### **Garage**

10' x 16' 8" ( 3.05m x 5.08m )

Up and over door.

### **Front Garden**

Driveway and shingled area providing off street parking for multiple vehicles.

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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## >> approval

	Signature	Date
Jason Hydes		15/7/24
Mrs S.M. Simpson		

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