



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





# 28 Limestone Close, Great

£240,000

Blakenham IP6 0FG
A BEAUTIFULLY presented 2 DOUBLE bedroom end of terrace house situated in the popular village of Gt Blakenham. This SPACIOUS home benefits from an EN-SUITE, 1st floor bathroom and downstairs cloakroom, 2 good sized bedrooms, fitted kitchen with integrated appliances, large lounge/diner, gas central heating, double glazed windows, enclosed rear gardens and 2 off road parking spaces. Must be viewed to appreciate the accommodation on offer.









## 28 Limestone Close, Great Blakenham, IP6 0FG

Great Blakenham has a public house and a regular bus service. The larger village of Claydon is approximately half a mile and offers a range of shops, post office, public houses, primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to The A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

### Double glazed door to

#### **ENTRANCE HALL:**

Tiled floor flowing through to the kitchen and cloakroom. Radiator and doors off.

#### **CLOAKROOM:**

Tiled floor, W.C, hand wash basin, radiator and double glazed window to front.

### KITCHEN: 9'8 x 6'4 (2.95m x 1.93m)

Double glazed window to front, range of wall and base units, sink and drainer, worktops, gas hob, electric oven and extractor hood, integrated fridge/freezer, washing machine & dishwasher, drawers, part tiled walls, spot lighting, tiled floor and a radiator. Combi boiler in cupboard.

#### LOUNGE/DINER: 16'6 x 13'11 (5.03m x 4.24m)

Double glazed double doors and windows to garden, radiators, door to large under stairs cupboard with fitted shelving.

#### 1st FLOOR LANDING:

Doors off, loft access.

#### BEDROOM ONE: 10'6 x 10'5 (3.20m x 3.18m)

Double glazed window to front, radiator, door to

#### **EN-SUITE:**

Double glazed window to front, shower cubicle, W.C, hand wash basin, radiator.

#### **BEDROOM TWO: 13'11 x 8 (4.24m x 2.44m)**

Double glazed window to rear, feature panelled wall, built in wardrobe and radiator.

#### BATHROOM:

Bath with part tiled walls and mixer shower tap, hand wash basin with tiled splash back, W.C, tiled floor, extractor fan and a radiator.

#### **OUTSIDE:**

To the front is a block paved driveway providing off road parking for 2 cars. Side pedestrian access leads to rear garden via a gate.

The rear garden enjoys a patio, artificial lawn and a shed. Enclosed by a fence.

#### **IPSWICH OFFICE:**

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com















