



Portland Way, Great Blakenham,
£215,000

- **Mid Terrace Family Home**
- **Two Double Bedrooms**
 - **Modern Interior**
- **NHBC Warranty Remaining**
 - **Downstairs Cloakroom**
- **Great Sized Enclosed Garden**
- **Two Allocated Parking Spaces**
- **Sought After Village Location**
- **Perfect for First Time Buyers**
- **Immaculate & Well-Presented**



A perfect opportunity to acquire this two bedroom modern family home situated in the sought-after village of Great Blakenham.

The Property

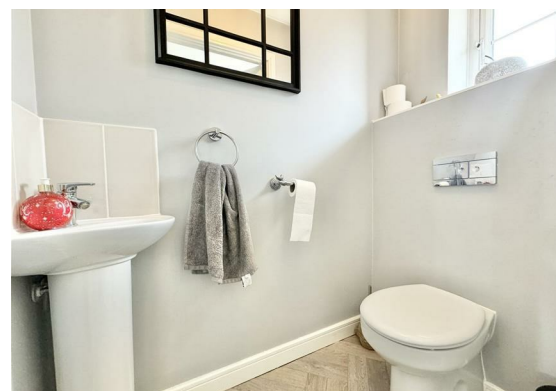
Welcome to this charming property located on Portland Way in the picturesque village of Great Blakenham. This delightful mid-terrace house, built in 2017, offers a cosy retreat with its 2 double bedrooms, ideal for a small family or those looking for a peaceful home.

As you step inside, you are greeted by a bright reception room, perfect for entertaining guests or simply relaxing after a long day. The property boasts a modern bathroom, adding a touch of luxury to everyday living.



With a total of 646 sq ft of living space, this house provides a comfortable environment for you to make your own. Whether you're a first-time buyer or looking to downsize, this property offers a wonderful opportunity to create a warm and inviting home.





Location

The property occupies a prominent and attractive position on the Blakenham Fields development in Great Blakenham, tucked away from the main road leading into the development. Great Blakenham has a public house, a Budgens convenience store 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.

Ground Floor

Entrance Hall

10'5" x 3'4" (3.20m x 1.02m)

Good sized entrance hall with grey wood effect flooring and doors leading to:

Cloakroom

5'4" x 3'1" (1.65m x 0.94m)

Comprising low level WC with concealed cistern, pedestal sink with tiled splashback, window to front aspect and Herringbone wood effect flooring.

Kitchen

11'3" x 5'4" (3.45m x 1.65m)

A modern fitted kitchen with a range of cream wall and base units with wood effect work surface featuring integrated single oven, gas hob with stainless steel splashback and extractor cooker hood, integrated stainless steel sink with chrome mixer tap, integral fridge freezer and washing machine. Window to front aspect and wood effect flooring.

Living Room/Diner

14'2" x 12'4" (4.32m x 3.78m)

Light and airy lounge diner with French doors and picture windows leading out to the rear garden. Benefitting from a storage cupboard under the stairs and modern decor, the lounge provides a peaceful surrounding.



First Floor

Bedroom One

12'7" x 9'6" (3.84m x 2.90m)

Situated to the rear of the property, a great size double bedroom with window overlooking the garden and carpeted throughout.

Bedroom Two

12'5" x 8'9" (3.81m x 2.67m)

Further double bedroom overlooking the front aspect with additional storage cupboard space above the stairs. Carpet throughout and window to the front.

Family Bathroom

6'3" x 5'6" (1.91m x 1.68m)

Three piece bathroom suite comprising low level WC with concealed cistern, pedestal wash hand basin and panelled bath with overhead mixer shower and glass shower screen. Grey tiled splashback and grey wood effect flooring.

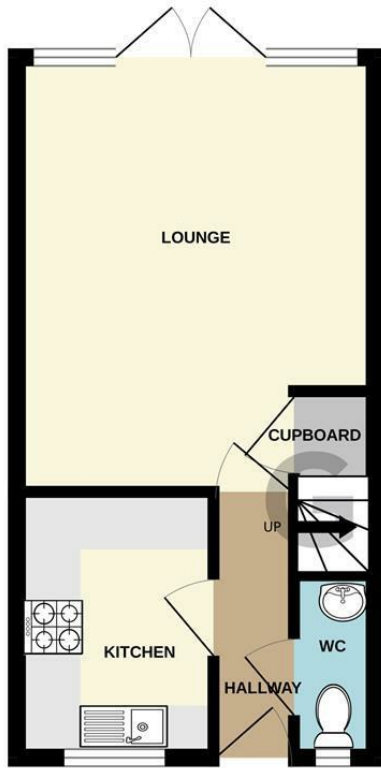
Outside

Enclosed rear garden with patio abutting the property and a pathway leading to the shed at the rear and gate providing side access. The garden is mainly laid to lawn and provides a blank canvas for a new owner to mark their stamp on. Outside tap and light present.

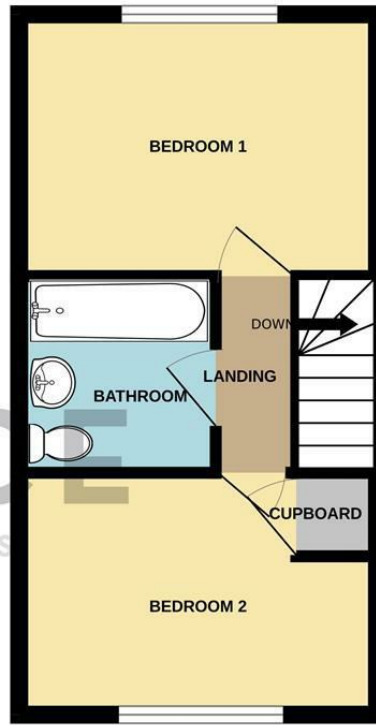
To the front of the property there is a small shingled area with a concrete path leading to the front door. Two allocated parking spaces are located to the front of the property.



GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



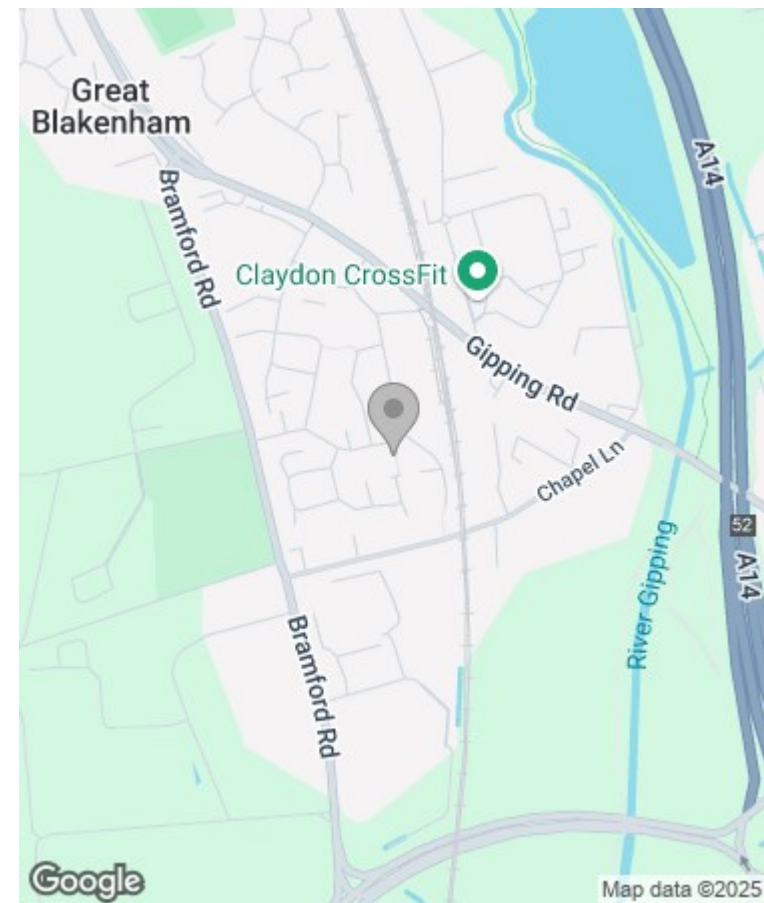
TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	