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Aspen Close, Ipswich,
£425,000

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GRACE ESTATE AGENTS are delighted to present this detached four bedroom house located in the charming neighbourhood of Aspen Close, Great Blakenham, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house boasts two bathrooms, making morning routines a breeze for busy households. The thoughtful layout enhances the flow of the home, creating a warm and inviting atmosphere throughout.

Outside, the property features ample parking for multiple vehicles, a valuable asset in today's busy world. The surrounding area is known for its community spirit and convenient access to local amenities, making it an excellent choice for those looking to settle in a friendly environment.

This home in Great Blakenham is not just a place to live; it is a sanctuary where cherished memories can be made. With its generous living spaces and practical features, it is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a desirable location.

- **Extended Detached Four Bedroom House**
- **Modern Kitchen / Kitchen Diner**
- **Converted Garage**
- **Modern Ensuite**
- **Block Paved Driveway With Ample Off Road Parking**
- **Short Walk/Drive To Local Shops / Restaurants**
- **Two Spacious Reception Rooms**
- **Desirable Location**
- **Underfloor Heating In The Kitchen Diner**
- **Partially Boarded Loft Space**

Entrance Hall

Access to the cloakroom, family room, lounge, kitchen diner and first floor and wooden style flooring.

Family Room

7'11" x 13'5" (2.42 x 4.11)

Double glazed window to front aspect, radiator and wooden style flooring.

Cloakroom

Low level WC, handwash hand basin, towel radiator, double glazed window to front aspect and wooden style flooring.





Kitchen

7'9" x 14'8" (2.38 x 4.49)

Tiled flooring, tiled splash back, integrated double oven, water softener, plumbed in plinth space heater, integrated dishwasher, integrated fridge freezer, integrated electric induction hob with extractor fan above, single bowl sink with mixer tap and side drainer. Space for washing machine, matching eye level and base units with wooden style worktops and LED under cupboard lights and rear side door for access to the rear garden.

Kitchen Diner

20'3" x 9'2" (6.18 x 2.80)

Tiled flooring, Double glazed windows to side and rear aspect. Bifold doors to the rear aspect, two electric Velux windows with electric blinds, electric underfloor heating, matching eye level and base units with wooden style worktops and two electric radiators.

Lounge

14'6" x 12'0" (4.42 x 3.67)

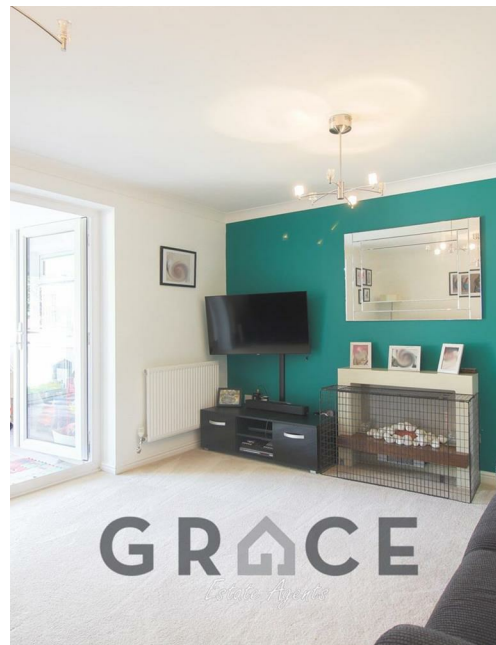
Decorative fire place, double glazed doors to kitchen diner, two radiators and access to the gym.

Gym

11'5" x 7'10" (3.48 x 2.41)

Converted single garage into a gym with power going to it.





Garage

7'10" x 4'7" (2.41 x 1.4)

The garage is partially converted and can be accessed from the up and over garage door.

Master Bedroom

11'0" x 13'2" (3.37 x 4.03)

Double glazed windows to front and side aspect, wooden style flooring, integrated wardrobe/storage, radiator and access to the ensuite.

Ensuite

5'10" x 5'5" (1.80 x 1.66)

Low level WC, hand wash basin, wooden style flooring, corner shower with shower on a riser rail and mixer tap. Sliding shower screen, towel radiator and double glazed window to front aspect.

Bedroom Two

13'1" x 8'2" (4 x 2.50)

Double glazed window to front aspect and radiator.

Bedroom Three

12'7" x 10'9" (3.85 x 3.28)

Double glazed window to rear aspect and radiator.

Bedroom Four

7'2" x 8'11" (2.20 x 2.73)

Double glazed window to rear aspect, radiator and loft access to partially boarded loft.

Bathroom

9'5" x 7'8" (2.88 x 2.36)

Low level WC, handwash basin, panelled bath with shower on a riser rail, double glazed window to rear aspect, radiator and walk in shower with shower on riser rail and sliding shower screen.

Rear Garden

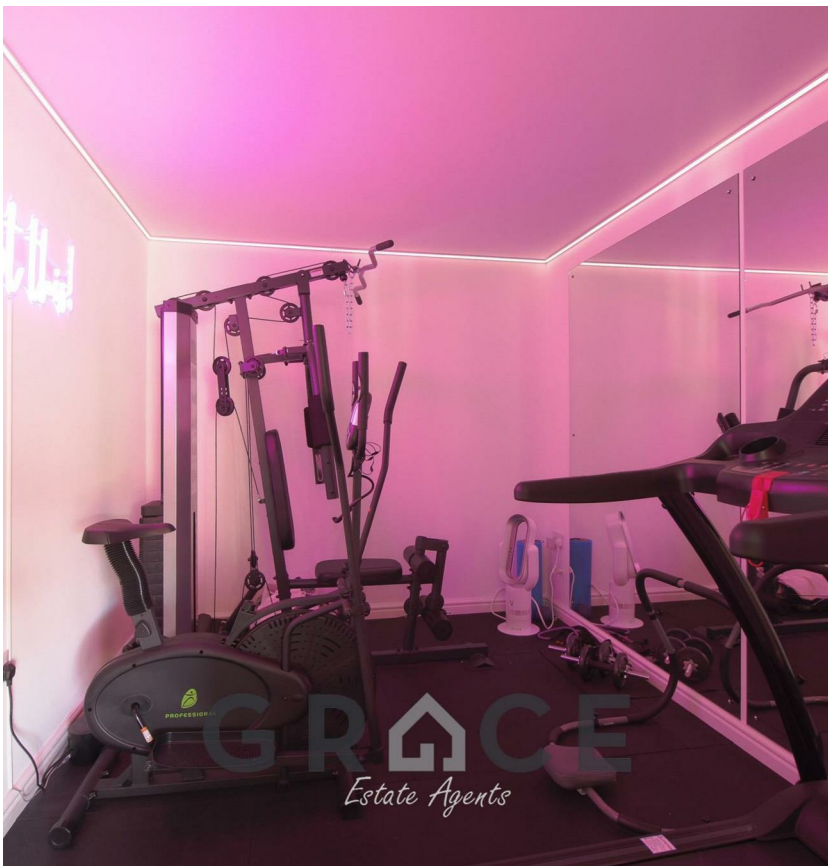
Patio area, leading on to a lawned area which follows down to a patio area at the very rear of the garden. Side access to the front of the property and fenced boundaries.

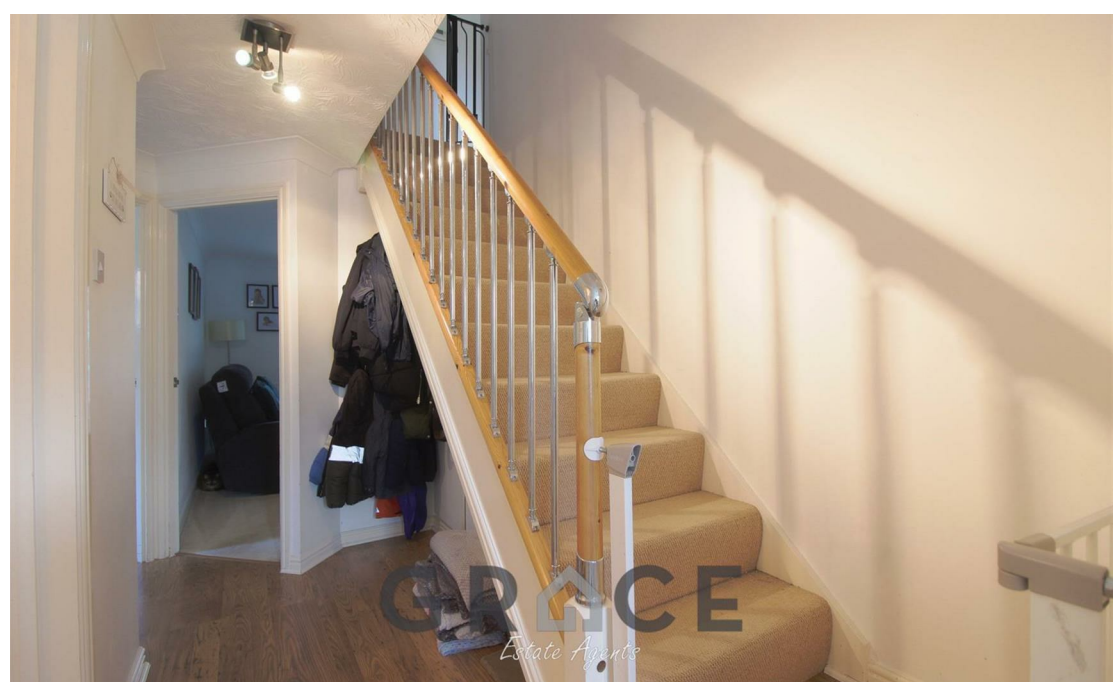
Front Garden

Block paved drive way with ample parking space, side access to the rear garden.

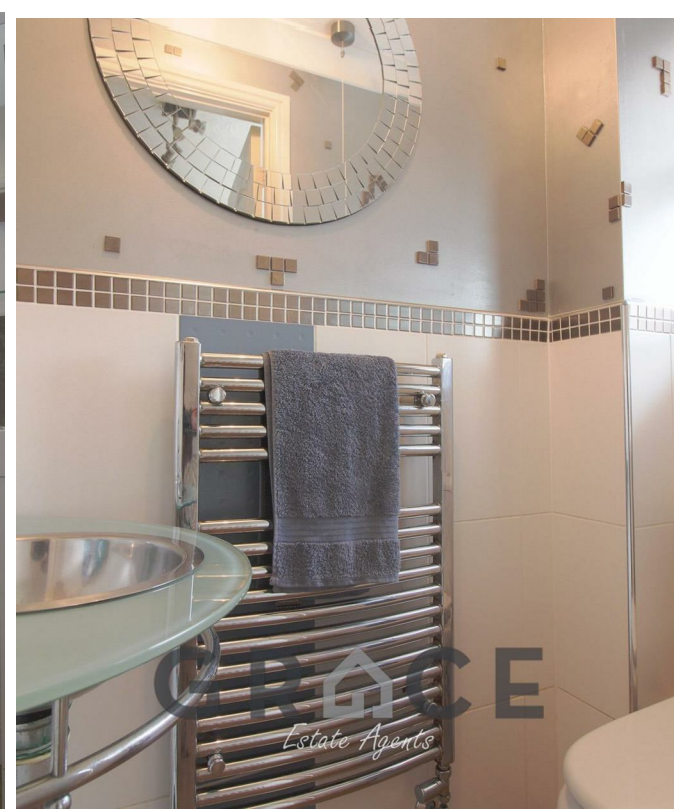
EPC

Please contact the agent



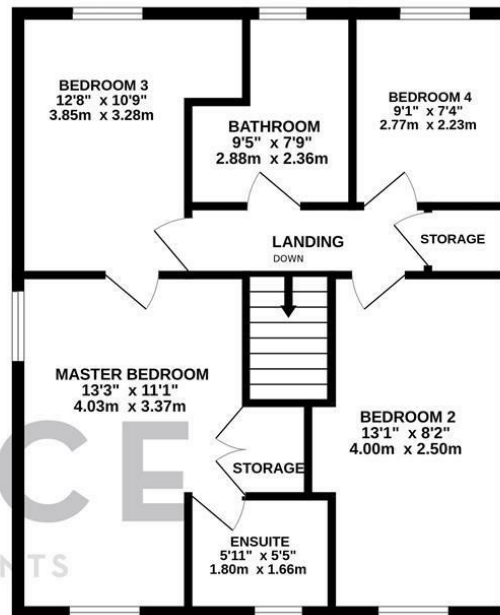
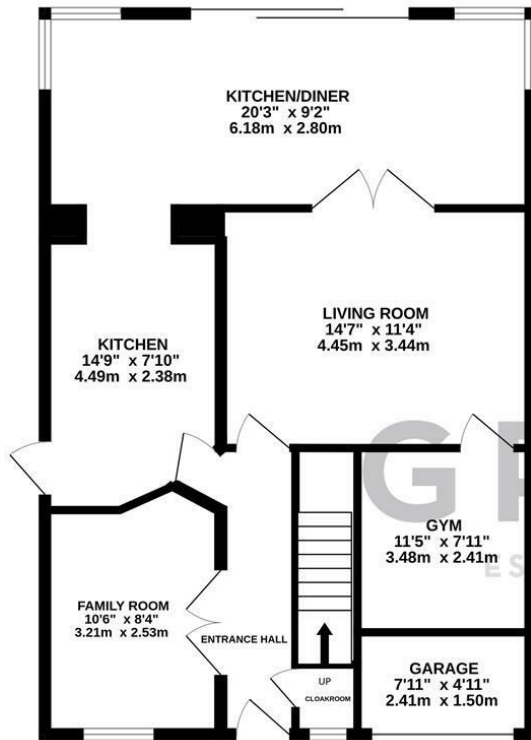






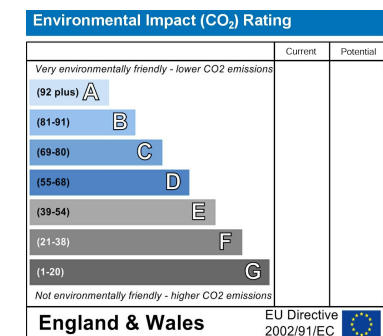
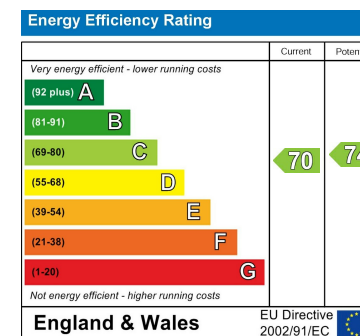
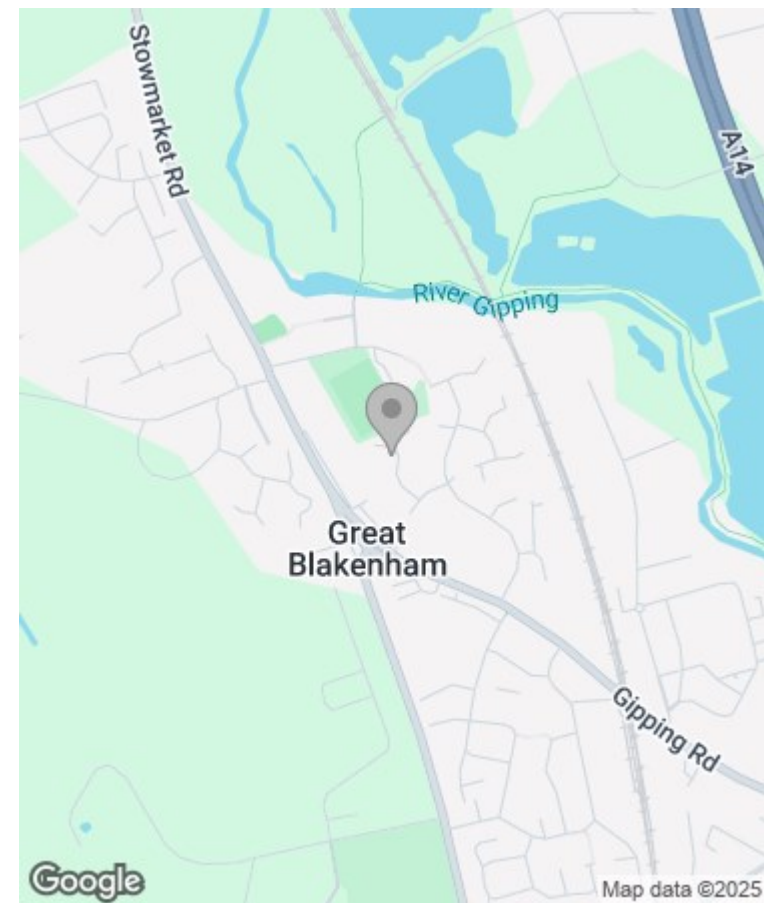
GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.

FIRST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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

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