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PROPERTIES

Selling Properties the Wright Way



12 Popular Road

Great Blakenham, Ipswich, IP6 0GN

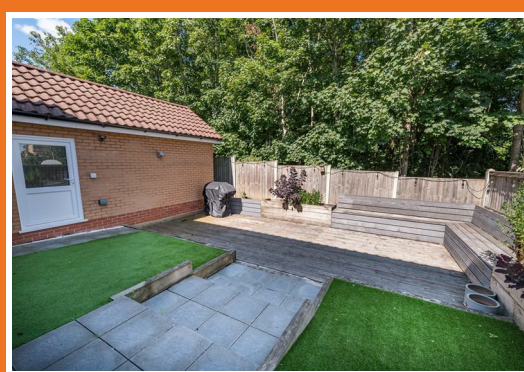
Guide price £365,000



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Description

Situated on the popular Blakenham Fields development is this immaculate four bedroom detached family home backing onto woodland and enjoying a south-westly aspect. The property is very well presented throughout and benefits from upgraded high gloss tiled flooring, a utility with additional cupboards and a low maintenance landscaped garden. On entering the home you are welcomed into a light and spacious hall with two generous storage cupboards, a cloakroom to the left and doors opening onto the stunning contemporary kitchen/dining room with high gloss fitted units, feature wall panelling and double doors to the garden, the cosy sitting room enjoys a bay window and can be accessed via the hall and the kitchen creating an open feel ideal when entertaining. Upstairs the landing gives access to the master bedroom with ensuite, three further bedrooms and the family bathroom. Double glazing and gas central heating is fitted throughout.

Location

Great Blakenham is a village located approximately 6 miles from Ipswich and provides excellent access to A12/A14 commuter links, regular bus services and amenities. The neighbouring village of Claydon offers a wide range of amenities including a co op, one stop shop, bakery, hairdressers, travel shop, The Crown and Greyhound both public houses. Claydon also has a primary and secondary school along with a park and village hall.

Entrance hall

Door to front, starflight to first floor, radiator, under stair storage, cloak cupboard with double doors,

smoke alarm, large gloss porcelain tiled flooring, doors to ground floor rooms.

Sitting room

18'06 x 11'09 (5.64m x 3.58m)

Double glazed bay window to front, two radiators, tv points, wood flooring and double doors to kitchen.

Cloakroom

Double glazed window to side, low level wc, wash basin, radiator and gloss porcelain tiled flooring.

Kitchen/dining room

20'03 x 12'06 (6.17m x 3.81m)

Double glazed window and double doors to rear, grey gloss eye level and base units with worktops above, one and a half stainless steel sink with flexi spray mixer tap, integrated fridge/freezer, integrated dishwasher, integrated electric oven with gas hob and extractor above, space for an American fridge/freezer, radiator, gloss porcelain tiled flooring, feature panelled wall and double doors to the sitting room.

Utility room

5'05 x 4'09 (1.65m x 1.45m)

Fitted base and wall units with worktops above, plumbing for the washing machine and tumble dryer, larder style shelving, radiator and gloss porcelain tiled flooring.

First floor landing

Double glazed window to side, doors to first floor rooms, loft access, smoke alarm and airing cupboard housing the central heating boiler.

Tel: 01394 446483

Bedroom one

12'04 x 11'05 (3.76m x 3.48m)

Double glazed window to front, built in double wardrobes, radiator and carpet flooring.

Ensuite

Double glazed window to side, double shower cubicle with marble effect boarding, low level wc, wash basin, radiator, towel rail and tiled flooring.

Bedroom two

11'05 x 10'05 (3.48m x 3.18m)

Double glazed window to rear, radiator and carpet flooring.

Bedroom three

11'06 x 7'09 (3.51m x 2.36m)

Double glazed window to rear, radiator and wood effect flooring.

Bedroom four

10'02 x 7'09 (3.10m x 2.36m)

Double glazed window to front, radiator and wood effect flooring.

Bathroom

7'02 x 6'04 (2.18m x 1.93m)

Double glazed window to side, panelled bath with shower mixer tap, low level wc, wash basin, radiator and tiled flooring.

Outside and gardens

The property enjoys a private position backing on to a wooded area with a south-westerly facing aspect. A driveway provides off road parking and access to the detached garage with up and over door, power and lighting connected and fitted kitchen units fitted to the rear. The rear garden has been landscaped creating a low maintenance area with patio and decking areas with the remainder laid to astro turf and raised flower beds.

Services

We understand the property is connected to mains electric, gas, water and drainage.

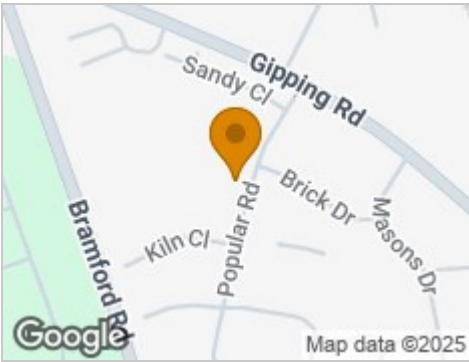
Tenure: Freehold

EPC rating: B

Council tax band: D



Road Map



Hybrid Map



Terrain Map



Floor Plan

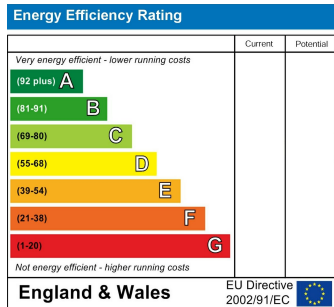


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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