BEDROOM
10'7" x 8'5"
3.22m x 2.57m

BEDROOM
13'5" x 10'7"
4.08m x 3.22m

ENSUITE
8'8" x 5'11"
2.63m x 1.81m

KITCHEN/SITTING ROOM
32'6" x 11'1"
9.91m x 3.37m
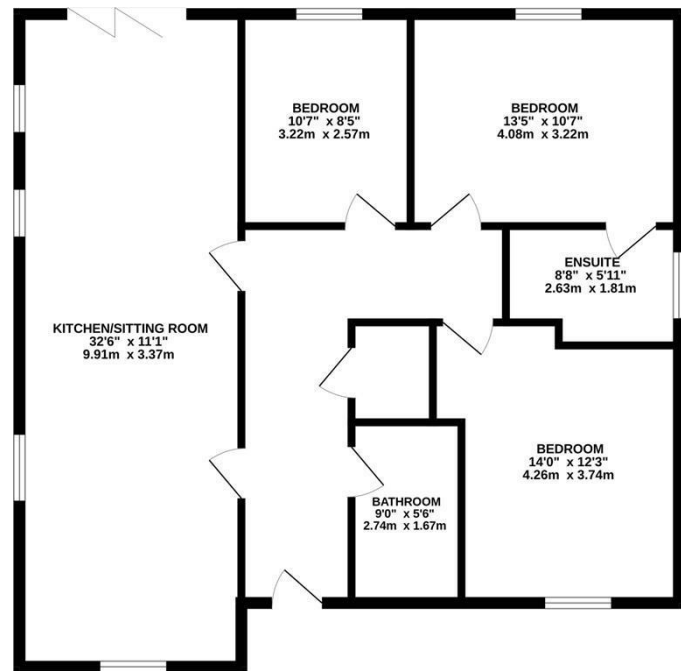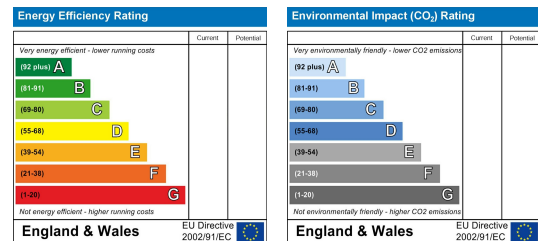
BEDROOM
14'0" x 12'3"
4.26m x 3.74m

BATHROOM
9'0" x 5'6"
2.74m x 1.67m

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

2 Hood Road, Great Blakenham, Ipswich, IP6 0NA

£425,000

BRAND New build 3 bedroom DETACHED BUNGALOW located on a small development of 8 bungalows on a private drive. Situated in the village of Great Blakenham with countryside views and built to a high specification with contemporary architecture this a is an energy efficient and low maintenance home. Available to view and ready to move into.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

GREAT BLAKENHAM:

The villages of Great Blakenham and Claydon offer all the local amenities that you require from a convenience store, CO-OP, pharmacy, bakers, public house and primary and secondary schooling. The A14 junction is within a short drive and is ideal for commuters and rail travellers have a choice of Stowmarket or Ipswich railway station to provide main line links to Norwich and London (Liverpool Street).

FRONT ENTRANCE DOOR:

ENTRANCE HALLWAY:

Radiator, storage cupboard and doors to....

BATHROOM: 9" x 5'6" (2.74m x 1.68m)

Low level W/C, heated towel rail, sink, Bath

KITCHEN/SITTING ROOM: 32'6" x 11'0" (9.91 x 3.37)

Window to front, three windows to side and doors to rear. Range of wall and base units with work surfaces over. Integrated eye level oven, hob and extractor fan. Integrated washing machine and space for fridge/freezer. Wall mounted vertical radiators, vinyl flooring, wall mounted gas boiler.

BEDROOM 1: 14" x 12'3" (4.27m x 3.73m)

Window to front and radiator.

BEDROOM 2: 13'5" x 10'7" (4.09m x 3.23m)

Window to rear, radiator and door to....

EN-SUITE: 8'8" x 5'11" (2.64m x 1.80m)

Window to rear, low level W/C and sink set into vanity units, shower cubicle and heated towel rail.

BEDROOM 3: 10'6" x 8'5" (3.22 x 2.57)

Window to rear and radiator.

OUTSIDE:

To the front of the property there is a lawn area with landscaped borders and path to front door. There is a block paved driveway providing off road parking. The rear garden is mainly laid to lawn with patio area and fenced surrounds.

AGENTS NOTE:

These perfectly presented bungalows will come with:

10 Year Warranty
Solar Panels
Vinyl flooring throughout living room, hallways and bathrooms
Carpet in bedrooms
Gas Central Heating
Landscaped Gardens