



Connells

Hood Drive
Great Blakenham Ipswich



Property Description

Located in a mews in the popular area of Great Blakenham you will find this executive style detached home offering a wide range of accommodation comprising of four bedrooms, en-suite to master, versatile accommodation, conservatory, re-fitted kitchen, ground floor cloakroom, front and rear gardens, garage and off road parking. An internal viewing is highly recommended to appreciate the size and style of this property.

The village of Great Blakenham and nearby Claydon provide 3 public houses, local community centre, local shops, post offices and bakery as well as both primary and secondary schools. The positioning of the village provides good access to local amenities as well as the A14 trunk road making the property ideal for the commuter.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via entrance door, stairs rising to the first floor, radiator, textured ceiling and doors giving access to:

Cloakroom

Upvc double glazed window to front, low level w/c, pedestal wash and basin with tiled splash backs, tiled flooring, textured ceiling and radiator.

Lounge

16' 1" narrowing to 11' 1" x 13' (4.90m narrowing to 3.38m x 3.96m)

Upvc double glazed bay window to front, upvc double glazed window to side, radiator and arch to:

Dining Room

10' 4" x 9' 7" (3.15m x 2.92m)

Double glazed patio door giving access to conservatory, radiator, coved and texture ceiling and doors giving access to:

Conservatory

Brick and upvc double glazed construction, upvc double glazed french doors giving access to the rear garden and radiator.

Kitchen

10' 4" x 9' 10" (3.15m x 3.00m)

Upvc double glazed window to rear, re-fitted Howdens kitchen comprising of a butler sink with Victorian style mixer tap inset in a solid wood work top with cupboards and drawers under and matching above, water softener, extractor fan, tiled flooring, bosch appliances comprising of hob, extractor hood and double oven, radiator, textured ceiling with spotlighting, storage cupboard and door giving access to:

Utility Room

10' 5" x 5' 6" (3.17m x 1.68m)

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, space for fridge freezer, cupboard housing wall mounted boiler, tiled flooring, space and plumbing for washing machine, space and plumbing for dish washer, butler sink with Victorian style mixer tap inset in a solid wood work top with cupboards under, extractor fan, texture

ceiling with spotlighting and a personal door giving access to garage.

First Floor Landing

Airing cupboard, textured ceiling, upvc double glazed window to front and doors giving access to:

Dressing Area To Bedroom One

Accessed via dressing area with two built in double wardrobes to side and access to:

Bedroom One

13' 3" x 10' 5" (4.04m x 3.17m)
Upvc double glazed window to front, textured ceiling, radiator and door giving access to:

En-Suite

Upvc double glazed window to side, vanity wash hand basin with mixer tap, shower cubicle with independent shower over, low level w/c, smooth coved ceiling with independent shower over, heated tower rail, shaver light and tiled flooring.

Bedroom Two

12' 4" max x 8' 2" (3.76m max x 2.49m)
Upvc double glazed window to front, radiator and textured ceiling.

Bedroom Three

9' 8" x 9' 8" max (2.95m x 2.95m max)
Upvc double glazed window to rear, textured ceiling and radiator.

Bedroom Four

8' 8" x 8' 8" max (2.64m x 2.64m max)
Upvc double glazed window to rear, radiator and textured ceiling.

Bathroom

Upvc double glazed window to rear, low level w/c, part tiled walls, pedestal wash hand basin, shaped and panel bath with mixer tap

and independent shower over, textured ceiling with extractor fan, heated towel rail, tiled flooring and shaver light.

Outside

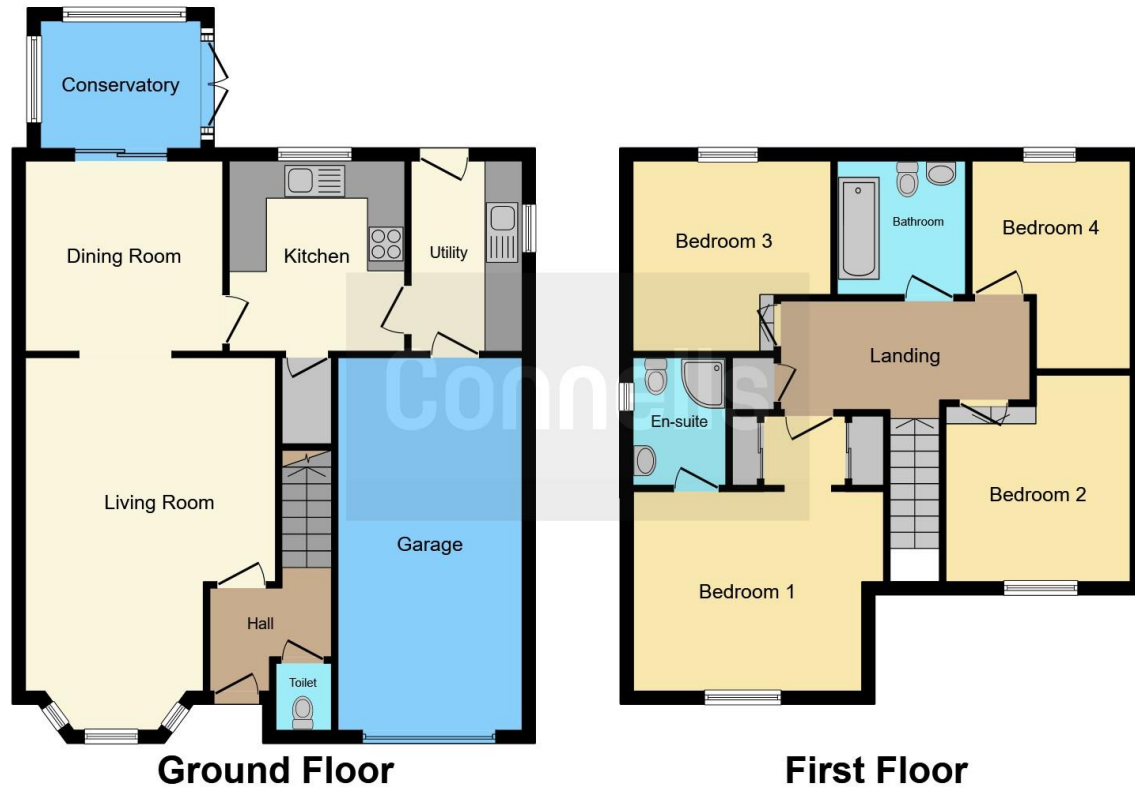
There is a blocked paved drive providing off road parking and giving access to the garage, the remainder is landscaped and gated side access to the rear garden.

The rear garden commences with a patio area with the remainder laid to lawn, with mature trees including a apple tree and shrubs and there is a further patio area to the rear of the garden.

Garage

18' 7" x 8' 6" (5.66m x 2.59m)
The garage has a up and over door, power and light and a personal door giving access to the utility.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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