



Connells

The Circle
Great Blakenham Ipswich

The Circle

Great Blakenham Ipswich IP6 0FD

for sale
£320,000



Property Description

Located in the Blakenham Fields Development, in the Popular Village of Great Blakenham Connells are pleased to offer this detached family home comprising of a spacious and light kitchen/diner, a cosy and inviting lounge, three good sized bedrooms, bedroom one with en-suite, ground floor cloakroom & first floor bathroom, drive providing off road parking and a well maintained south west rear garden.

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 Circle 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 double glazed door, radiator and stairs rising to the first floor.

Cloakroom

Double glazed window to front, radiator, pedestal wash hand basin, close coupled low-level w/c and radiator.

Lounge

15' 4" x 10' 5" (4.67m x 3.17m)
Double glazed window to front and radiator.

Kitchen

14' 7" x 10' 2" (4.45m x 3.10m)
Double glazed window to rear and double French doors giving access to the rear garden, gas hob with extractor over, oven, 1 1/2 bowl stainless steel sink, integrated fridge freezer, plumbing for washing machine, storage cupboard and radiator.

First Floor Accommodation

Landing, storage cupboard, airing cupboard, loft access and doors to:

Bedroom One

10' 10" x 10' (3.30m x 3.05m)
Double glazed window to front and radiator.

Ensuite

Double shower cubicle, pedestal wash hand basin, close coupled low-level w/c, radiator and extractor fan.

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m)
Double glazed window to rear and radiator.

Bedroom Three

8' 1" x 7' 10" (2.46m x 2.39m)
Double glazed window to rear and radiator.

Bathroom

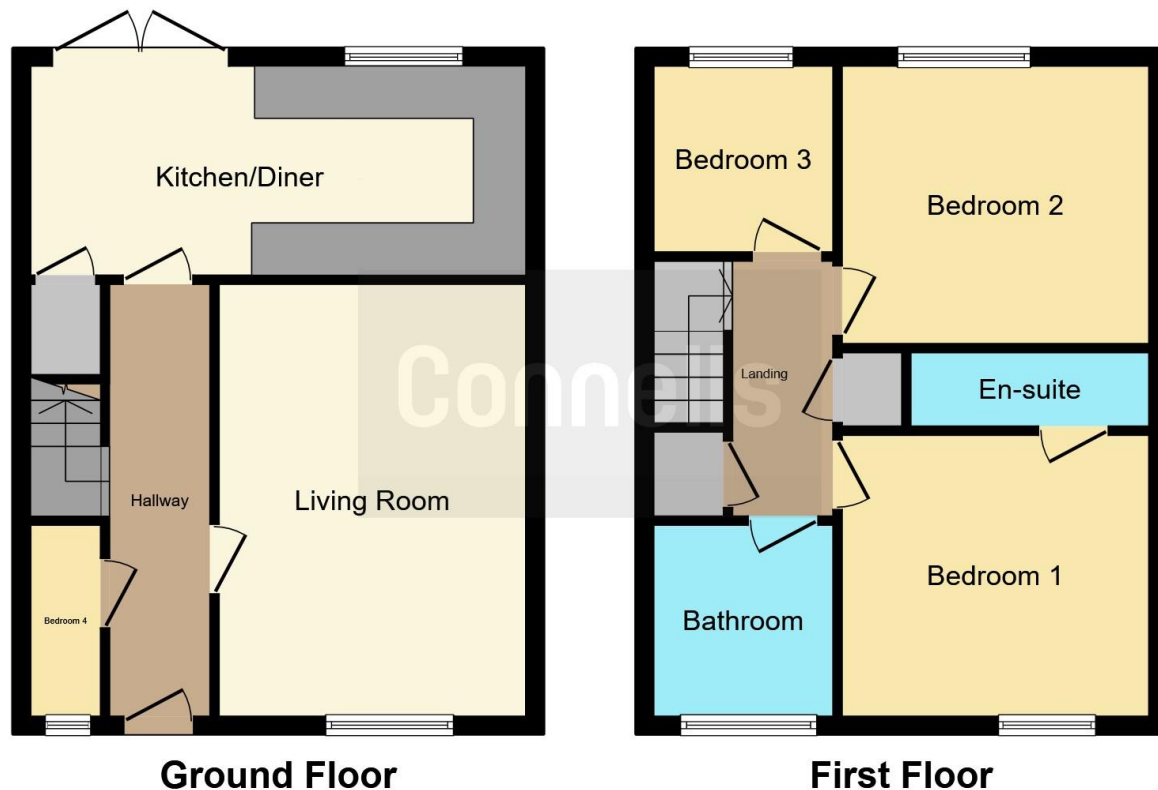
Double glazed window to front and comprises of panel bath, pedestal wash hand basin, close coupled low-level w/c and radiator.

Outside

There is mature shrubs to front of the property and a block paved drive providing off-road parking and access to the attached pitched roof garage with up and over door.

The rear garden has a patio area with timber covered area, the remainder is laid to lawn with timber fencing to boundaries.





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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6 Princes Street
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EPC Rating: B Council Tax
 Band: D

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Tenure: Freehold



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