



**River Way, Great Blakenham, Ipswich, IP6 0GH**



**welcome to**

**River Way, Great Blakenham, Ipswich**

Situated at the end of a quiet close is this stunning two bedroom terraced house which benefits from a spacious kitchen/diner, a landscaped rear garden and two allocated parking spaces!



### **Entrance Hall**

16' 8" x 7' max ( 5.08m x 2.13m max )

Spacious entrance hall with carpet flooring, radiator, storage cabinet and an understairs storage space.

### **Kitchen/Diner**

15' 9" x 6' 5" ( 4.80m x 1.96m )

Contemporary kitchen with a range of eye and base level units in a light grain wood effect with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, integrated appliances including a fridge/freezer, washer/dryer and oven with gas hob and extractor hood, space for a dishwasher, downlighters, double glazed window to the front aspect and space for a table and chairs.

### **Cloakroom**

5' 9" x 3' 1" ( 1.75m x 0.94m )

Low level WC, pedestal wash hand basin, wood effect flooring, radiator and extractor fan.

### **Lounge**

13' 3" x 10' ( 4.04m x 3.05m )

Beautifully presented lounge with French doors leading to the rear garden with an adjacent double glazed window, carpet flooring, radiator and TV point.

### **First Floor Landing**

Carpet flooring, radiator, loft hatch and an airing cupboard.

### **Master Bedroom**

11' x 9' 7" ( 3.35m x 2.92m )

Double glazed window overlooking the rear garden, carpet flooring, radiator and a double built in wardrobe.

### **Bedroom Two**

13' 5" max x 8' 8" ( 4.09m max x 2.64m )

Dual aspect double glazed windows overlooking the front garden, carpet flooring and radiator.

### **Bathroom**

6' 9" x 6' 5" ( 2.06m x 1.96m )

Low level WC, pedestal wash hand basin, a bath with overhead shower and a glass screen, part tiled walls, tile effect flooring, chrome heated towel rail, extractor fan and a mirror with shaver point.

### **Outside:**

#### **Front Garden**

Raised flowerbeds and a pathway leading to the front door.

#### **Parking**

Two allocated parking spaces to the rear of the property.

#### **Rear Garden**

Beautifully presented, landscaped rear garden with a patio seating area with a pergola overhead, raised planters, an outside tap and light, pathway leading to the rear of the garden with adjacent lawn, further planters, a shed and rear gate to access the parking.

#### **Agents Note:**

£370 per annum Service Charge paid to Randall & Rittne.



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## River Way, Great Blakenham, Ipswich

- Two double bedrooms
- Ground floor cloakroom & 1st floor bathroom
- Two allocated parking spaces
- Kitchen/diner
- Situated at the end of a quiet close

Tenure: Freehold EPC Rating: B

offers in excess of

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



Wolsey House, 16-18 Princes Street, IPSWICH,  
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)