

KEYSTONE



Limestone Close, Great Blakenham, Ipswich, IP6 0FF
£325,000

Link Detached House
Lounge
Utility Room
Family Bathroom & En-Suite
Garage And Driveway

Three Bedrooms
Modern Kitchen/Diner
Cloakroom
Solar Panels
Corner Plot

Limestone Close, Ipswich IP6 0FF

Nestled in the charming village of Great Blakenham, this immaculate link detached house on Limestone Close presents an exceptional opportunity for families seeking a comfortable and stylish home. With three well-proportioned bedrooms, this property offers ample space for family living and personal retreats.

The heart of the home is a welcoming reception room, perfect for both relaxation and entertaining guests. The property boasts en-suite and modern bathroom, ensuring convenience for busy family life. The well-designed layout enhances the flow of the home, making it both functional and inviting.

Set in a popular village location, this house benefits from a sense of community while still being conveniently close to local amenities. The surrounding area offers a peaceful environment, ideal for families looking to enjoy a tranquil lifestyle.

Additionally, the property features a garage and a driveway, providing ample parking and extra storage options. This is a rare find in such a desirable location, making it an ideal family



Entrance Door

Leading to hallway with stairs to first floor and radiator.

Lounge

16'9 x 10

Window to front and side and two radiators.

Kitchen/Diner

17 x 10'1

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit with tiled splash backs, breakfast bar, built in oven with hob and extractor over, integrated fridge freezer, space, integrated dishwasher, wall mounted boiler, radiator, window to front and side and French doors leading to garden.

Utility room

6'3 x 4'7

Fitted worktop, sink and drainer unit, space for washing machine, radiator, space for microwave and built in understairs cupboard.

Cloakroom

Fitted with w/c, pedestal wash basin and radiator.

First Floor

Landing with built in cupboard.

Bedroom One

11'5 x 10'5

Window to front, radiator and built in wardrobes.

En-Suite

Fitted with suite comprising of double shower cubicle, w/c, pedestal wash basin, tiled splash backs, radiator and window to front.

Bedroom Two

10'2 x 9'2

Window to front, radiator and built in cupboard.

Bedroom Three

7'5 x 6'9

Window to side and radiator.

Bathroom

Fitted with a suite comprising of panel bath with shower over, w/c, pedestal wash basin, tiled splash backs, radiator and window to side.

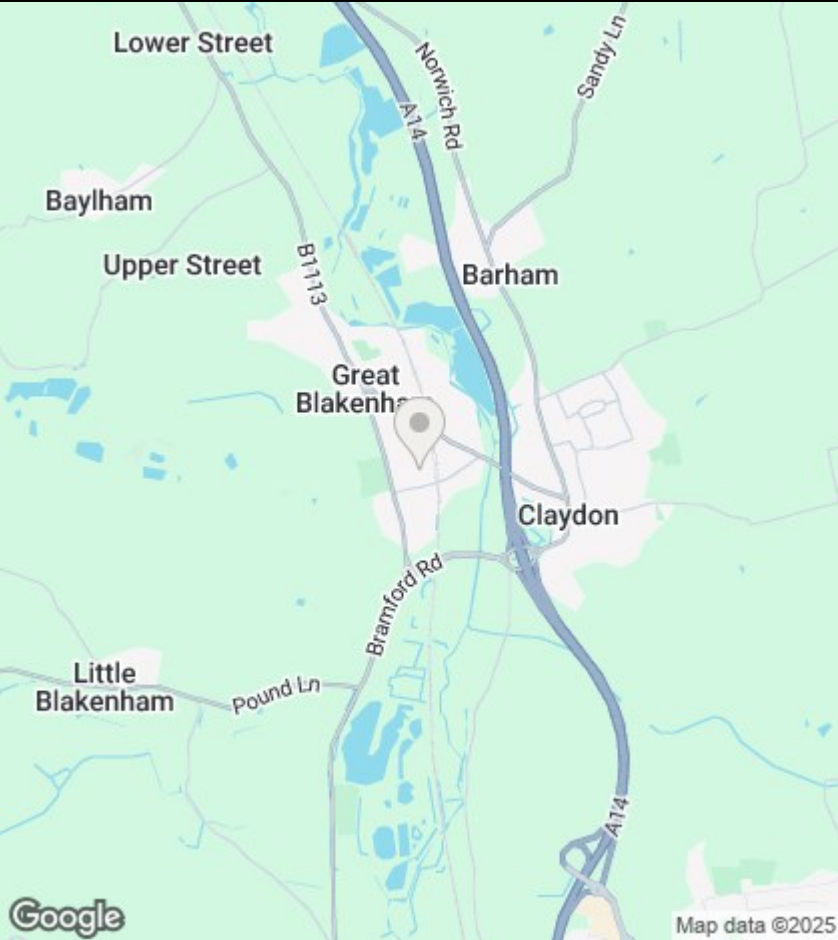
Office

9'8 x 9'8

Window to rear, insulated and power and light with door to garage store.

Outside

The property occupies a corner plot, with driveaway and garage. The garage has been partially converted into a convenient office/gym. The rear garden is enclosed and predominately laid to lawn, with patio and shrubs and side gate.



Viewings

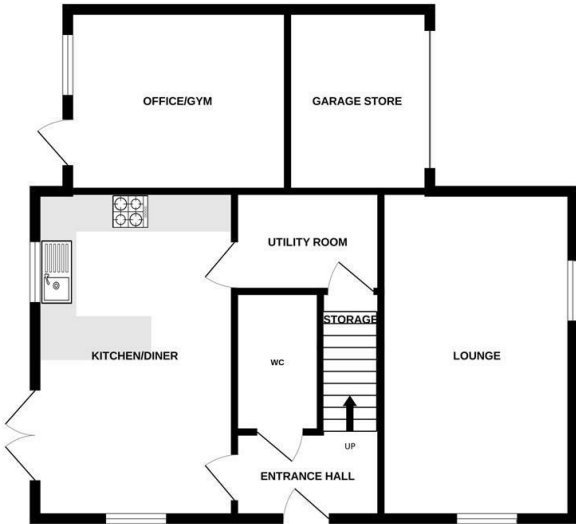
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

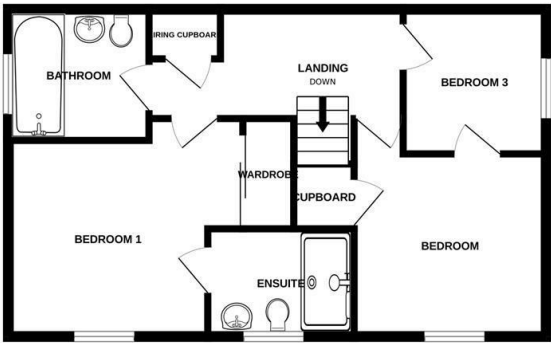
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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