

KEYSTONE



Hood Drive, Great Blakenham, Ipswich, IP6 0NQ
Offers In Excess Of £300,000

Detached House
Lounge
Kitchen
Modern Shower Room
Corner Plot

Three Bedrooms
Dining Room
Cloakroom
Garage & Driveway
Popular Location

Hood Drive, Ipswich IP6 0NQ

****OPEN HOUSE Saturday 31st May CALL TO BOOK YOUR SLOT****

Nestled in the sought-after area of Hood Drive, Great Blakenham, this charming detached house presents an excellent opportunity for families and individuals alike. Boasting a generous corner plot, the property enjoys a sense of space and privacy, making it an ideal retreat from the hustle and bustle of daily life.

Inside, the house is in great condition throughout, ensuring that you can move in with ease and comfort. The layout features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The three well-proportioned bedrooms provide ample space for relaxation and rest, catering to the needs of a growing family or those seeking a home office.

The modern shower room is conveniently located, offering functionality without compromising on style. The overall design of the property promotes a warm and welcoming atmosphere, making it a delightful place to call home.



Entrance Porch

Hallway

With stairs to first floor built in storage cupboard and radiator.

Lounge

20'7 x 10'4

Bay window to front and French doors to rear and two radiators.

Dining Room

14'5 x 8'6

Window to side, front and rear, door to front and rear and air conditioning unit.

Kitchen

10'9 x 10'3

Fitted with a range of base units and drawers and matching wall mounted cabinets, built in oven, sink and drainer unit and space for appliance, radiator window to rear and door to side.

Cloakroom

Fitted with w/c, hand basin and radiator.

First Floor Landing

With radiator and airing cupboard.

Bedroom One

10'4 x 10

Window to front, radiator and built in wardrobe.

Bedroom Two

10'7 x 7

Window to rear, built in wardrobe and radiator.

Bedroom Three

10'4 x 7'7

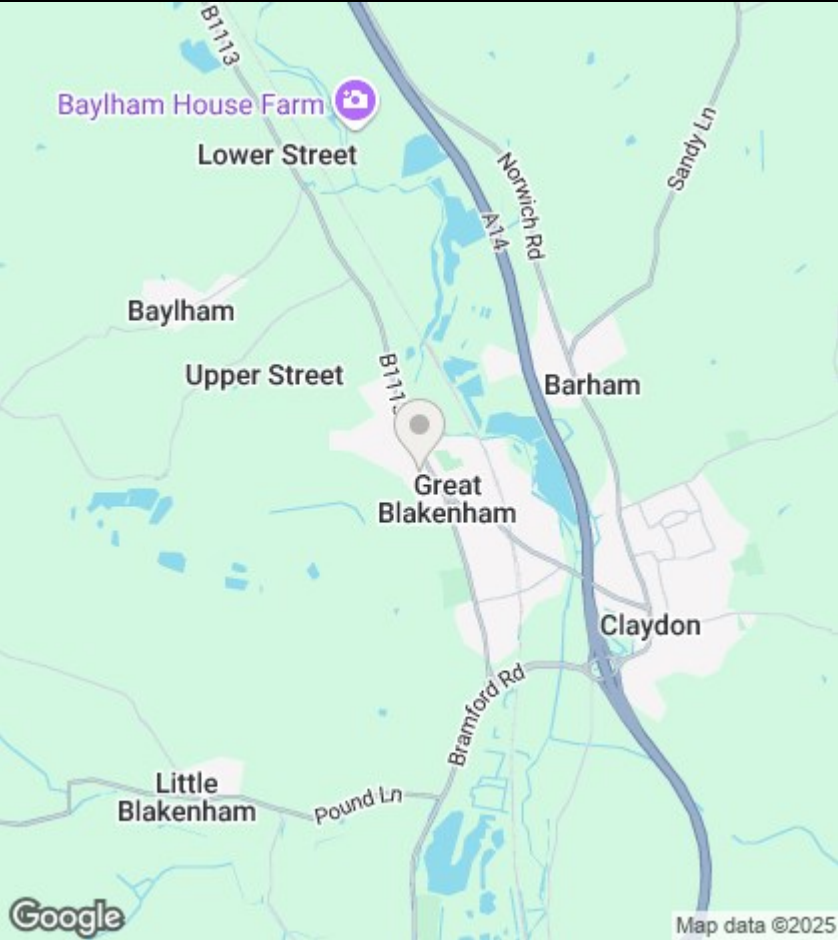
Window to rear and radiator.

Shower Room

Fitted with double shower, w/c, pedestal wash basin, w/c, tiled splash backs and window to side.

Outside

The property benefits from a garage with ample parking and gated driveway next to the garage with EV charging point. The rear garden has a patio area, artificial lawn and grass area.



Viewings

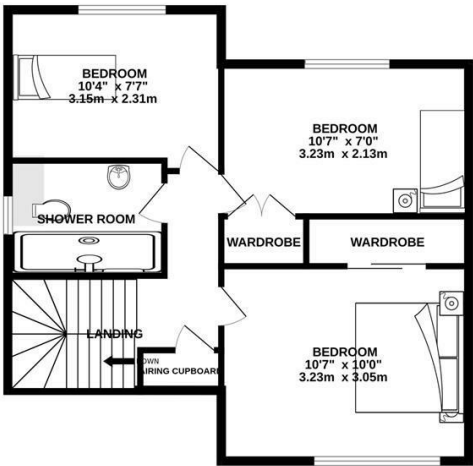
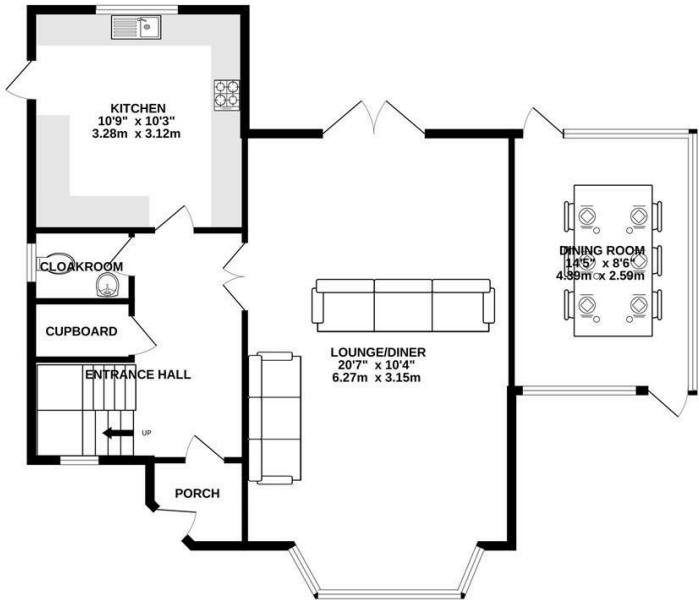
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	84
(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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