





### 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

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  $20'7 \times 10'4$  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  $10'9 \times 10'3$ 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  $10'4 \times 10$ Window to front, radiator and built in wardrobe.

Bedroom Two 10'7 x 7 Window to rear, built in wardrobe and radiator.

Bedroom Three  $10'4 \times 7'7$ 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

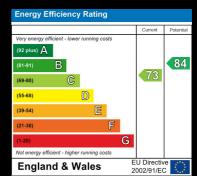
The property benefits from a garage with ample parking and gated driveway next to the garage with EV charging point. The rear garden has a patio area, artificial lawn and grass area.



### Viewings

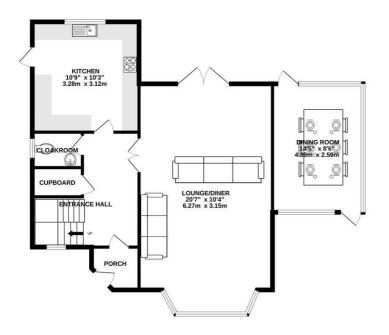
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

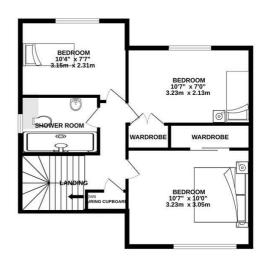
## EPC Rating:



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 missibatement. This plan is for illustrative purpoles only and should be used as such by any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their openation.