



**Connells**

Popular Road  
Great Blakenham IPSWICH



### Property Description

An internal viewing is highly recommended for this extremely well presented semi-detached family home on the popular Blakenham fields development. The spacious accommodation comprises of a sitting room, kitchen/diner, three bedrooms with an en-suite to bedroom one, luxury bathroom suite and ground floor cloakroom, gas central heating, well maintained and improved rear garden and ample off-road parking and garage.

The village of Great Blakenham and nearby Claydon provide 3 public houses, a local community centre, local shops, post offices and bakery as well as both primary and secondary schools. There are also lovely walks close by such as the river Gipping and good road access with the A14 trunk road making the property ideal for relaxation or commuting.

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 entrance door, radiator, upvc double glazed window to side, stairs rising to the first floor with storage cupboard under, dark wood effect flooring and doors giving access to:

### Cloakroom

Low-level w/c, pedestal wash hand basin with mixer tap and tiled splash backs, wood effect flooring, radiator, extractor fan and smooth ceiling.

### Living Room

Upvc double glazed window to rear, upvc double glazed double doors giving access to the rear garden, radiator, dark wood effect flooring, satellite and tv point.

### Kitchen

Upvc double glazed window to front, radiator, tile effect vinyl flooring, built-in dishwasher, built-in washing machine, built-in fridge, built in freezer, built-in Bosch hob with extractor fan, steel splashback and stainless steel Bosch extractor hood over, 1 1/2 bowl sink with mixer tap inset into roll edge worksurfaces with cupboards and drawers under and matching above and smooth ceiling with spotlighting.

### First Floor Landing

Upvc double glazed window to side, radiator, airing cupboard housing wall mounted boiler and door giving access to:

### Bedroom One

Upvc double glazed window to front, smooth ceiling, built-in double wardrobe, part panelled walls and door giving access to:

### En-Suite

Shower cubicle with independent shower over, rainfall shower head, grey herringbone tile effect Vinyl flooring, upvc double glazed window to front, shaver point, low-level w/c, smooth ceiling with inset spotlighting, extractor fan and vanity mirror with heating and lighting.

### Bedroom Two

Upvc double glazed window to front, radiator and smooth ceiling.

### Bedroom Three

Upvc double glazed window to rear, radiator and smooth ceiling.

### Bathroom

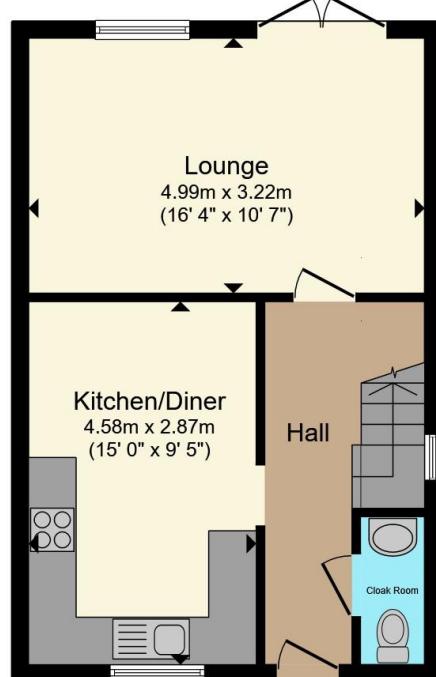
Shaped and panel bath with mixer tap and independent shower over and shower screen, pedestal wash hand basin with mixer tap, low-level w/c, part tiled walls, radiator, smooth ceiling with inset spotighting, dark grey wood effect vinyl flooring and lighted vanity mirror.

### Outside

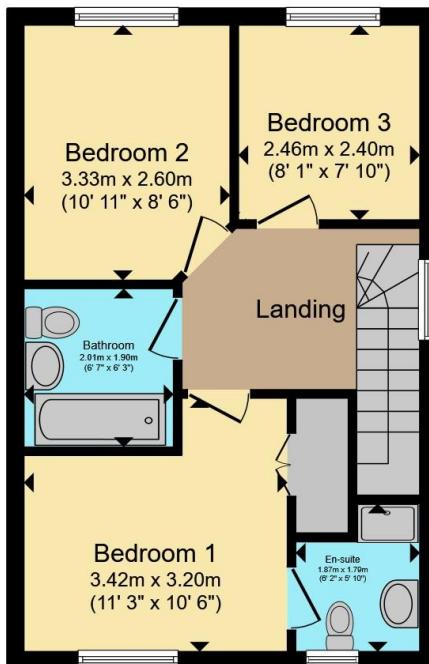
To the front of the property there is a pathway leading to the entrance door with a block paved drive providing off-road parking and integral garage and gated side access to the rear garden.

The rear garden commences with a paved patio area, a decked patio area and decorative patio area. The remainder is laid to artificial lawn and stone. There is also an outdoor lighting and tap.





**Ground Floor**



**First Floor**

Total floor area 78.8 m<sup>2</sup> (849 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: B    Council Tax  
 Band: B

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Tenure: Freehold



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