

4 ASPEN CLOSE GREAT BLAKENHAM



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Guide Price £279,995

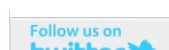


We are pleased to offer for sale this **IMPRESSIVE, WELL PRESENTED, MODERN, THREE BED SEMI DETACHED VILLAGE HOME**, with converted garage, good quality PVC conservatory extension and south/westerly landscaped rear garden. Walking distance of schools and shops and offering easy and convenient access to Ipswich and the A14.

- ENTRANCE HALL
- GROUND FLOOR CLOAKROOM
- GENEROUS SITTING ROOM
- SUPERB KITCHEN & DINING ROOM
- CONSERVATORY
- FIRST FLOOR LANDING
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- SOUTH/WESTERLY FACING REAR GARDEN
- PVC DOUBLE GLAZING
- GAS FIRED HEATING
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION

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Partners: K.W.Bahar & A.Salisbury



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SITUATION:

The property occupies a pleasant cul-de-sac location on this popular development within walking distance of the village centre, schools and shops. Great Blakenham is an easily accessible village with convenient links to both the A12 and A14. The village benefits from recently opened Tesco store serving a good range of everyday shopping. There is also a recently extended and upgraded popular village Indian Restaurant. The river Gipping is situated close to the village with some attractive river walks along the water meadows. The larger village of Claydon is approximately 1/2 miles distance offering a wider range of shopping, recreational and schooling facilities.

The house itself is presented in good condition throughout. Features include a generous square sitting room, modern ground floor cloakroom and an impressive kitchen with contemporary units and granite work surfaces which opens up to the dining room and on to the conservatory offering impressive open plan living. The south westerly facing rear garden has been landscaped with large paved terrace and generous lawn. The garage has conveniently been converted to provide a useful relaxing space with French doors to the front and door to the rear garden. Internal viewing is essential.

ENTRANCE HALL:

Half glazed entrance door, stone effect flooring, radiator, window to the front aspect.

GROUND FLOOR CLOAKROOM: Modern suite comprising low level wc and pedestal wash hand basin, porcelain wall tiles, granite style tiled floor, window to the front aspect.

SITTING ROOM: 15' 0" x 14' 4" (4.57m x 4.37m) Solid oak flooring, staircase to the first floor, feature contemporary style vertical radiator, tv and telephone points, window to the front aspect.

KITCHEN/DINING ROOM:

14' 8" x 9' 4" (4.47m x 2.84m) Kitchen Fitted with a good range of modern base and wall mounted units including wide pan drawers, under cupboard and plinth lighting, fitted granite worktops inset stainless steel sink unit with single pillar mixer tap and instant hot water tap, built-in four ring ceramic induction hob with stainless steel extractor connected over, built-in eye level oven, space and plumbing for dishwasher, space for fridge, contemporary tiled splash backs, ceramic tiled flooring, window to the rear aspect, open to the dining room.

DINING ROOM:

Ceramic tiled floor, radiator, open to the conservatory.

CONSERVATORY:

11' 3" x 9' 3" (3.43m x 2.82m) PVC double glazed construction with pitched roof, ceramic tiled floor, fitted blinds, French doors to the rear garden.

FIRST FLOOR LANDING:

Radiator, mains smoke alarm.

BEDROOM 1:

11' 3" x 8' 3" (3.43m x 2.51m) plus door recess. Radiator, built-in contemporary drawer unit and wardrobe with part glazed door inset hanging rail, wood strip flooring, window to the front aspect.

BEDROOM 2:

9' 7" x 8' 2" (2.92m x 2.49m) Built-in shelved airing cupboard, radiator, window to the rear aspect.

BEDROOM 3:

8' 0" x 6' 5" (2.44m x 1.96m) Radiator, window to the front aspect.

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BATHROOM:

White suite comprising low level wc, vanity unit with storage cupboards below inset wash hand basin and bath with mixer tap and shower connected over, modern fitted wall storage cupboard with heated mirrored doors, fully tiled walls, heated towel rail, window to the rear aspect.

CONVERTED GARAGE/OFFICE SPACE:

15'3" x 7' (4.65m x 2.356m) Wall mounted Baxi gas fired boiler, tiled floor, plumbing for washing machine, PVC double glazed French doors to the front aspect and PVC door directly to the rear garden.

OUTSIDE:

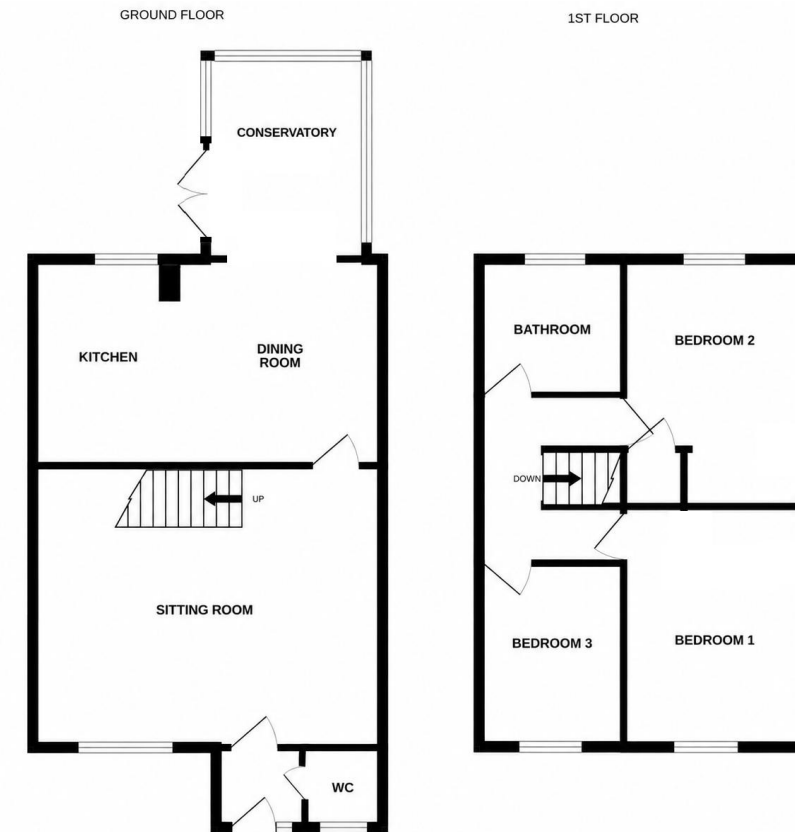
Block paved drive to the front of the property provides off road parking and in turn leads to the converted garage. The rear garden has been landscaped with large paved terrace leading to the generous lawn, fenced boundaries and faces south westerly. Personal door from the garden leads to the single garage, conveniently converted to provide relaxing space and a utility room with a range of base and wall mounted units, fitted worktops inset one and a half bowl sink unit with mixer tap, plumbing and space for washing machine, wall mounted combination boiler, access to loft storage space with fitted ladder, French doors give access to the front of the property.

POSTCODE: IP6 0HQ

ENERGY RATING: TBC

VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



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