

KEYSTONE



Portland Way, Great Blakenham, Ipswich, IP6 0FH
Offers In Excess Of £360,000

Detached House
Lounge
Cloakroom
En-Suite
Air Conditioning

Four Bedrooms
Kitchen/Diner
Shower Room
Garage & Driveway
Popular Location

Portland Way, Ipswich IP6 0FH

Nestled in the sought-after area of Great Blakenham, this immaculate detached family home on Portland Way offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking room to grow. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet family evenings.

The home boasts two stylish bathrooms and en-suites, ensuring convenience for all family members. The contemporary design and attention to detail throughout the property create a warm and inviting atmosphere, making it easy to envision your life here.

Outside, the property features a garage and a driveway, providing ample parking space and additional storage. The garden offers a lovely outdoor space for children to play or for hosting summer barbecues with friends and family.

Located in a popular neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families. With its modern features and prime location, this property is a fantastic opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this beautiful house your new home.



Front entrance door

Leading to hallway with stairs to first floor, built-in under stairs cupboard, radiator and door to lounge.

Lounge

16'4 x 12'2

Bay window to front, radiator and air conditioning unit.

Kitchen

19'9 x 12'2

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit, a built-in hob with extractor over and a built in oven. There is also an integrated fridge/freezer, space for washing machine, dishwasher and tumble dryer, a wall mounted boiler, French doors to rear, window to rear and air conditioning unit

Cloakroom

Fitted with WC, pedestal washbasin, tiled splash back, radiator and window to front.

First Floor landing

With window to side, loft access and a built-in airing cupboard.

Bedroom 1

10'9 x 9'8

Window to rear, radiator and air conditioning unit.

Ensuite

Fitted with a double shower cubicle, pedestal wash basin, WC, tiled splash backs and a radiator.

Bedroom 2

10'7 x 10'0

Window to front, radiator and air conditioning unit.

Bedroom 3

8'9 x 6'5

Window to rear, radiator and air conditioning unit.

Bedroom 4

9'1 x 6'5

Window to front, radiator and air conditioning unit.

Shower Room

Fitted with a double shower, WC, pedestal washbasin, tiled splash back and a radiator.

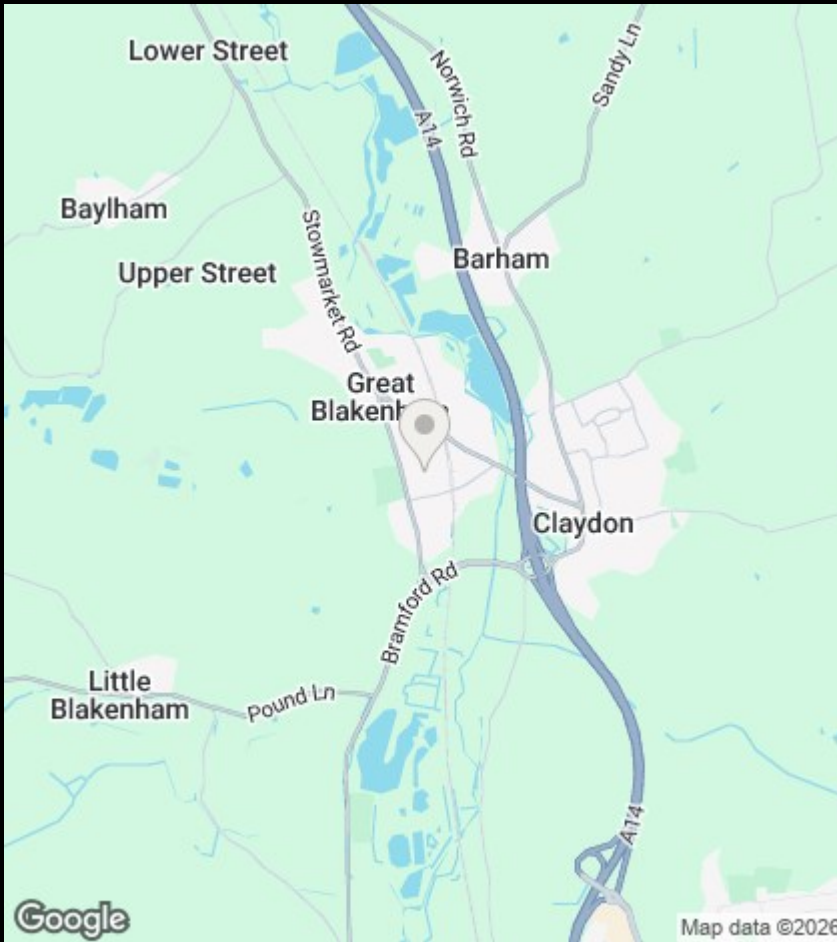
Outside

To the front of the property there is a small open plan garden with driveway to side leading to garage with up and over door personal door to side and power light connected.

The rear garden has a raised patio area and is laid to lawn and enclosed by timber fencing.

Agents note

There is a small annual service charge for the estate to maintain the green areas.



Viewings

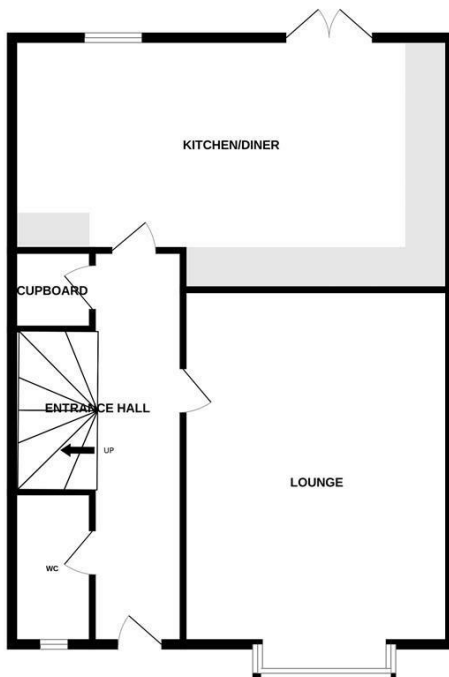
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

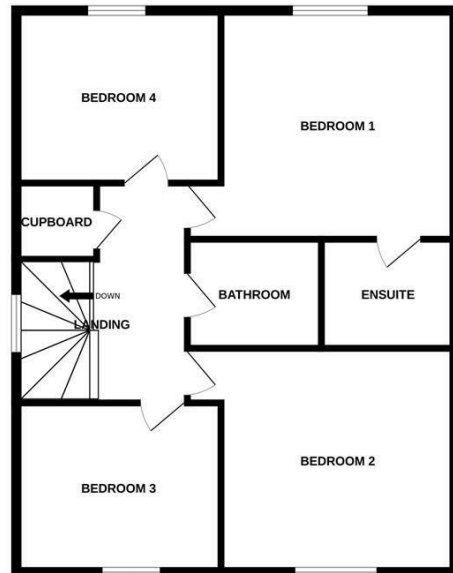
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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