

42 PORTLAND WAY GREAT BLAKENHAM



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Guide Price £325,000

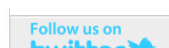


We are pleased to offer for sale this **BEAUTIFULLY PRESENTED, STYLISH DETACHED VILLAGE HOUSE WITH LANDSCAPED SOUTH/WESTERLY REAR GARDEN**, garage and parking. Occupying an appealing position overlooking a central green, walking distance to schools and shops, easy access to Ipswich and the A14.

- SPACIOUS RECEPTION HALL
- GROUND FLOOR CLOAKROOM
- DOUBLE ASPECT SITTING ROOM
- IMPRESSIVE WELL FITTED KITCHEN/DINING/FAMILY ROOM WITH BI-FOLD DOORS
- SEPARATE UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS FIRED HEATING
- PVC DOUBLE GLAZING
- SECLUDED, LOW MAINTENANCE SOUTH/WESTERLY REAR GARDEN
- DRIVE & GARAGE
- NO ONWARD CHAIN

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SITUATION:

The property occupies an appealing position overlooking a central green on the ever popular Blakenham Fields development within the sought after small village of Great Blakenham. 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.

This beautifully presented, recently built village house has been well cared for with stylish interior. Features include a generous reception hall with large square floor tiling, extending to the cloakroom and kitchen, the impressive kitchen/dining/family room is well appointed with good quality kitchen and bi-folding doors opening to the south/westerly rear garden which offers a good degree of privacy and leads directly to the parking and garage, there is also utility room off the kitchen. The sitting room is double aspect with attractive herringbone flooring and window overlooking the green. On the first floor a spacious landing gives access to the family bathroom and three bedrooms with the master bedroom having a good size en-suite. Viewing is highly recommended to appreciate the style and position of the property.

RECEPTION HALL:

Part glazed panelled entrance door and full height side light, radiator, mains smoke alarm, staircase to the first floor, large square stone effect floor tiles.

CLOAKROOM:

White suite comprises low level wc with concealed cistern and pedestal wash hand basin with mono mixer tap, radiator, attractive stone effect wall tiling, large square stone effect floor tiling.

SITTING ROOM:

17' 2" x 10' 0" (5.23m x 3.05m) Two radiators, wall mounted tv point, wood effect herringbone flooring, double aspect with windows to the side and front aspects with views over the green,

KITCHEN/DINING/FAMILY ROOM:

17' 4" x 10' 6" (5.28m x 3.2m) Fitted with a good range of shaker style base and wall mounted units and wide pan drawers with soft grey panelled doors and drawer fronts, wood effect worktops inset one and a half bowl stainless steel sink unit with mixer tap, peninsular units incorporating further storage cupboards, integrated stainless steel and glass double oven and grill, inset black glass ceramic hob, stainless steel splashback and extractor fan connected over, integrated fridge/freezer and dishwasher, wall mounted gas fired boiler concealed within a cupboard, decorative encaustic style tiled splashback, large stone effect floor tiles, inset spotlights, space for generous dining table, radiator, window to the front aspect. overlooking the green, aluminium bi-folding doors opening directly to the garden.

UTILITY ROOM:

6' 5" x 5' 6" (1.96m x 1.68m) Fitted with matching base and wall mounted units having soft grey panelled door fronts, wood effect worktops inset stainless steel single bowl sink unit with mixer tap, radiator, large stone effect floor tiles, independent built-in understairs storage cupboard.

FIRST FLOOR LANDING:

12' 7" (3.84m) Long. Radiator, generous built-in linen cupboard.

BEDROOM 1:

13' 9" x 10' 7" (4.19m x 3.23m) Radiator, generous window overlooking the green to the front.

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EN-SUITE:

6' 6" x 4' 5" (1.98m x 1.35m) Modern white suite comprises ceramic wash hand basin with mono mixer tap, low level wc with concealed cistern and built-in double shower enclosure with glazed screen, attractive stone effect half tiled walls, tile effect flooring, chrome towel radiator, window to the front aspect.

BEDROOM 2:

10' 3" x 9' 3" (3.12m x 2.82m) Radiator, built-in overstairs storage cupboard/wardrobe, window overlooking the green to the front aspect.

BEDROOM 3:

7' 8" x 6' 9" (2.34m x 2.06m) Radiator, window to the side aspect.

BATHROOM:

7' 5" x 6' 2" (2.26m x 1.88m) Modern white suite comprises low level wc with concealed cistern, pedestal wash hand basin and panel bath with shower mixer tap, inset spotlights, extensively tiled walls, large wall mounted mirror, chrome towel radiator, window to the rear aspect.

OUTSIDE:

The garden has been landscaped with low maintenance in mind, comprising paved terraces, raised planter leading to an artificial lawn, further terrace with pergola over with climbing plants, walled boundary with field maple. Secure gated access leads to the drive providing parking and giving access to the brick built garage with up and over door.

POSTCODE: IP6 0FH

ENERGY RATING: B – 82

VIEWING:

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



Total area: approx. 84.8 sq. metres (912.4 sq. feet)