



Blake Avenue, Shotley Gate, Ipswich, IP9 1RL

welcome to

Blake Avenue, Shotley Gate, Ipswich

Attractive, three bedroom, semi-detached home with ample parking, a modern fitted kitchen, South-west facing rear garden and countryside walks nearby. Situated in a quiet cul-de-sac, within the sought-after Shotley Gate area.

Entrance Hall

Wood effect flooring, storage radiator, an understairs storage cupboard and double glazed window to the front.

Kitchen

A stylish, contemporary kitchen fitted with a range of grey eye and base units with grey marble effect worktop surfaces and matching splashbacks, a stainless steel sink plus drainer and chrome mixer tap, an integrated fridge/freezer, dishwasher, microwave, oven with electric hob and extractor hood, space for washing machine and tumble dryer, grey wood effect flooring and double glazed window to the front.

Lounge/Diner

A bright and spacious, open plan lounge/diner, benefiting from a desirable South-westerly aspect, with wood effect flooring, electric radiator, TV point, sliding patio doors opening onto the rear garden and ample space for both lounge and dining furniture.

First Floor Landing

Carpet flooring, airing cupboard and loft access.

Master Bedroom

Two double glazed windows to the front, wood effect flooring, electric radiator and built-in double wardrobe over the stairs.

Bedroom Two

Double glazed window to the rear and carpet flooring.

Bedroom Three

Double glazed window to the rear, carpet flooring and electric radiator.

Family Bathroom

Low level WC, vanity wash hand basin, a bath with shower attachment and glass shower screen, tiled effect flooring, partially tiled walls and double glazed window to the side.

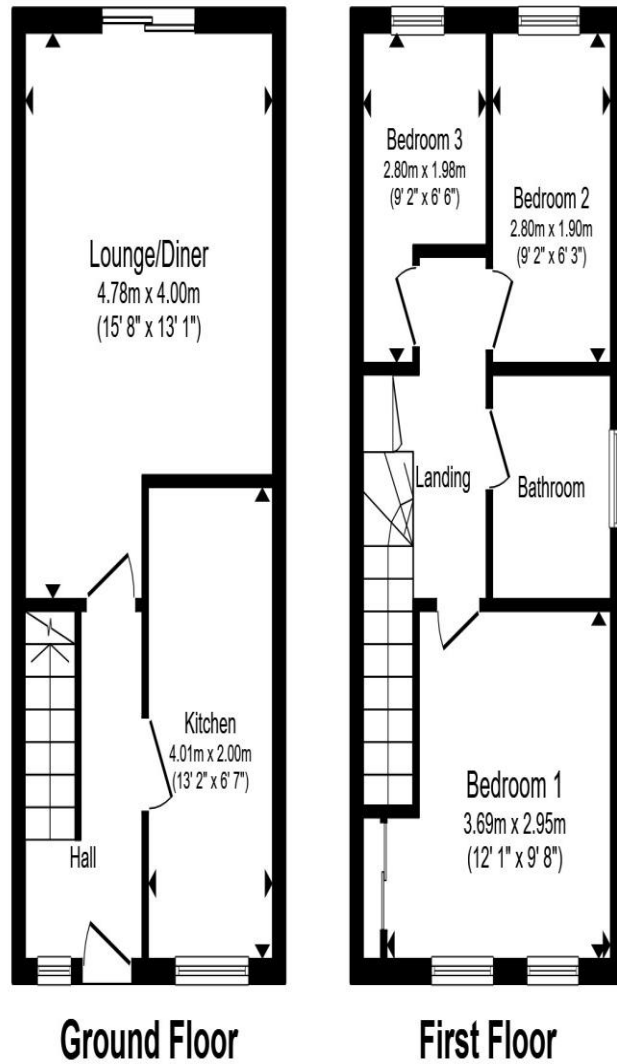
Outside:

Front Garden & Parking

To the front is a small lawned area with pathway leading to the entrance door. To the side of the property is off street parking for two large vehicles and a gated side access to the rear garden. A shared access road serves this property and the neighbouring homes, with rights of way benefiting all properties.

Rear Garden

A beautifully presented, South-west facing rear garden, ideal for enjoying the afternoon and evening sun, with a large paved patio area, a block paved seating space, shingled areas, a large shed (with interior and exterior lights, plug sockets and its own fuse board), fully enclosed boundaries and a side access gate to the front. This garden is perfect for outdoor dining, entertaining and relaxing.



Total floor area 62.5 m² (673 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



welcome to
Blake Avenue,

Shotley Gate, Ipswich

- Attractive three bedroom, semi-detached home
- Spacious lounge/diner with garden access
- Modern fitted kitchen
- 1st floor family bathroom
- South-west facing rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£225,000



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Property Ref:
IPS122049 - 0003

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