

6 WAINWRIGHT GARDENS GREAT BLAKENHAM



ISI Hamilton Smith

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6 WAINWRIGHT GARDENS GREAT BLAKENHAM

Guide Price £350,000



We are pleased to offer for sale this **WELL PRESENTED, SPACIOUS DETACHED VILLAGE HOUSE**, occupying a highly desirable, sought after cul-de-sac position within the centre of this well served, popular village. Walking distance to schools and shops, easy access to Ipswich and the A14. Generous garden and detached garage, offered with the benefit of no onward chain.

- SPACIOUS RECEPTION HALL
- UPGRADED GROUND FLOOR CLOAKROOM
- IMPRESSIVE SITTING ROOM WITH FEATURE BAY WINDOW
- SEPARATE DINING ROOM
- GOOD QUALITY CONSERVATORY WITH CLEAR ROOF
- WELL FITTED KITCHEN
- MASTER BEDROOM WITH WARDROBES & UPGRADED EN-SUITE
- TWO FURTHER GOOD SIZE BEDROOMS
- UPGRADED FAMILY BATHROOM
- PVC DOUBLE GLAZING
- GAS FIRED HEATING WITH RECENT BOILER
- 16' GARAGE WITH ELECTRIC DOOR
- OFF ROAD PARKING
- LARGE REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- NO ONWARD CHAIN

N.B. Whilst these particulars are intended to give fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the vendor nor Hamilton Smith, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available.

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SITUATION: The property occupies a desirable end of cul-de-sac position on the ever popular Hood Drive development within the sought after and easily accessible 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 impressive modern village house has been well cared for and enhanced with re-fitted cloakroom, en-suite and bathroom and the addition of a good quality conservatory with pitched clear glass roof and French doors to the garden. Further features include a spacious reception hall leading to a good size sitting room with feature bay window and double doors to a separate dining room. On the first floor the master bedroom has both built-in wardrobes and en-suite, there are two further generous bedrooms and upgraded family bathroom with shower bath. The garden is a particular feature of the property, with paved terrace, large lawn and alfresco dining areas. Internal viewing is highly recommended.

RECEPTION HALL: Part glazed PVC entrance door, wood effect flooring, radiator, mains smoke alarm, staircase to the first floor.

CLOAKROOM: Re-fitted contemporary suite comprises low level wc and generous vanity unit with wide ceramic wash hand basin, mono mixer tap and storage drawers below, chrome towel radiator, wood effect flooring, PVC double glazed window to the front aspect.

SITTING ROOM: 22' 8" x 15' 3" (6.91m x 4.65m) Two radiators, tv point, glazed double doors open directly to the dining room, feature bay window to the front aspect.

DINING ROOM: 10' 7" x 8' 5" (3.23m x 2.57m) Radiator, wood effect flooring, PVC double glazed French doors opening to the conservatory.

CONSERVATORY: 12' 0" x 9' 7" (3.66m x 2.92m) Generous high quality PVC double glazed conservatory, pitched clear glass roof with self cleaning glass, matching brick plinth, wood effect flooring, wide French doors open to the terrace.

KITCHEN: 13' 9" x 10' 6" (4.19m x 3.2m) Fitted with a good range of base and wall mounted units having wood effect panelled doors and drawer fronts, fitted worktops inset with one and a half bowl stainless steel sink unit with mixer tap, integrated Bosch double oven and grill, four ring Bosch gas hob above, extractor fan connected over, space and plumbing for washing machine and dishwasher, tiled splash backs, wood effect flooring, modern Worcester wall mounted gas fired boiler concealed within a cupboard, further built-in understairs storage cupboard, half glazed PVC door opening to the terrace, PVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING: Radiator, access to the insulated loft space, built-in shelved linen cupboard, PVC double glazed window to the front aspect.

MASTER BEDROOM: 11' 2" x 8' 9" (3.4m x 2.67m) Plus door lobby. Radiator, built-in full height double wardrobe with sliding mirrored doors inset with fitted shelves and hanging rails, PVC double glazed window to the front aspect.

EN-SUITE: Re-fitted contemporary suite comprises vanity unit with ceramic wash hand basin, mono mixer tap and storage drawers below, low level wc and double shower enclosure with sliding glazed door, attractive marble effect shower boarding, chrome towel radiator, spotlight, extractor fan, wood effect flooring, PVC double glazed window to the side aspect.

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BEDROOM 2: 11' 9" x 8' 3" (3.58m x 2.51m) Radiator, built-in wardrobe, PVC double glazed window overlooking the rear garden.

BEDROOM 3: 8' 9" x 7' 8" (2.67m x 2.34m) Radiator, PVC double glazed window overlooking the rear garden.

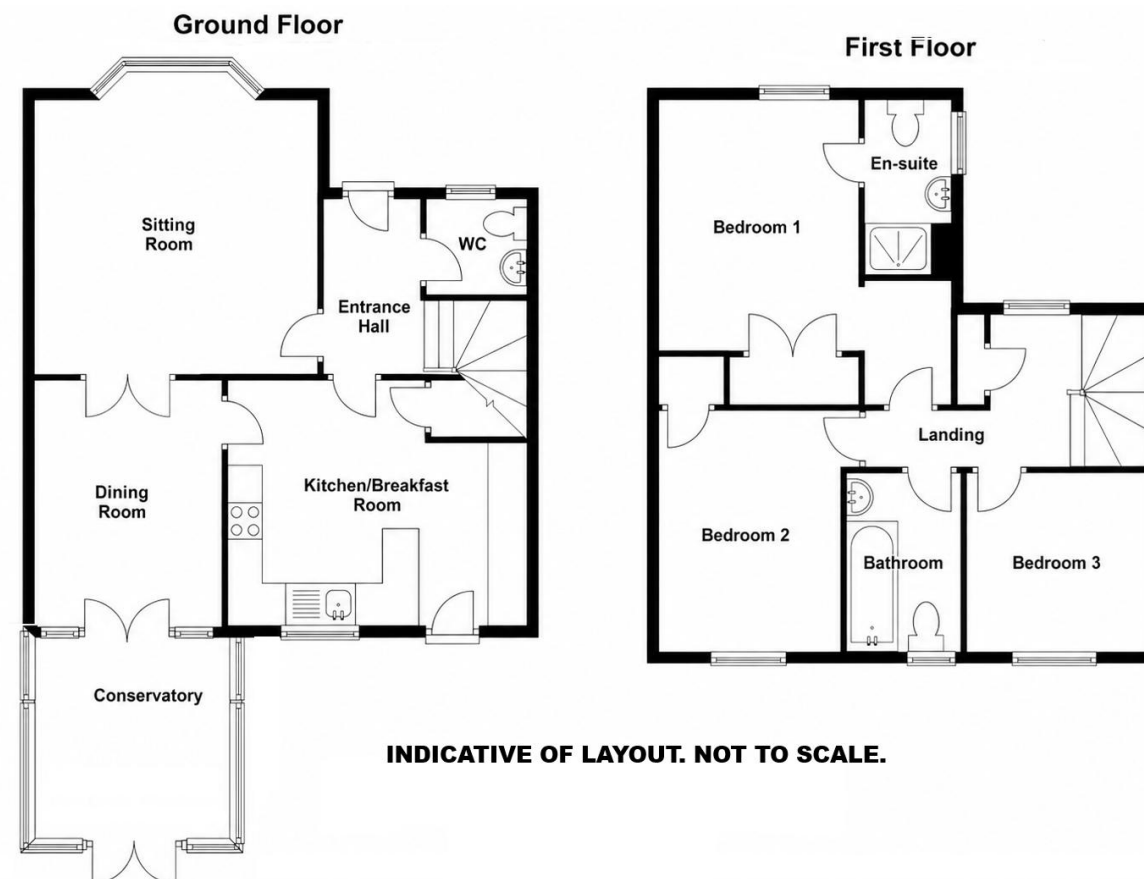
FAMILY BATHROOM: Re-fitted contemporary suite comprises vanity unit wide ceramic wash hand basin, mono mixer tap and storage drawers below, low level wc, generous P shaped panelled shower bath with curved glazed screen, mixer tap, mains shower connected over, chrome towel radiator, attractive marble effect shower boarding, extractor fan, wood effect flooring, PVC double glazed window to the rear aspect.

OUTSIDE: The property is set nicely back with front garden with evergreen shrubs. Drive to the side provides two parking spaces and leads directly to the detached garage 16'8" x 9'4" with pitched roof, electrically operated roller door, power and light connected, recently fitted security personal door to the side leading to the garden. The rear garden is a particular feature of this house, large paved and gravel terraces lead to the open lawn with well stocked flower and shrub borders, alfresco dining area with pergola over, timber garden store.

POSTCODE: IP6 0NN

ENERGY RATING: C - 71

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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