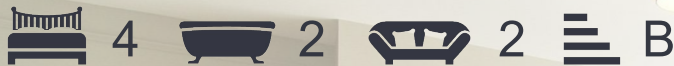




The Circle, Ipswich, £350,000



GRACE ESTATE AGENTS are delighted to present this beautiful four-bedroom detached house, located in the sought-after village of Great Blakenham.

The heart of the home is a stylish and contemporary kitchen diner, ideal for both everyday family life and entertaining guests. Complementing this is a modern living room, providing a comfortable and inviting space to relax. The entrance hall and kitchen diner benefit from underfloor heating, adding an extra touch of luxury and warmth throughout the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, offering flexible accommodation for families, home working, or guest space. A convenient downstairs cloakroom enhances the functionality of the home.

Externally, the property continues to impress with a fantastic alfresco kitchen area, perfect for outdoor dining and entertaining during the warmer months. A single garage with power provides additional storage or workspace, while off-road parking for two vehicles, along with an EV charger, ensures modern convenience for homeowners.

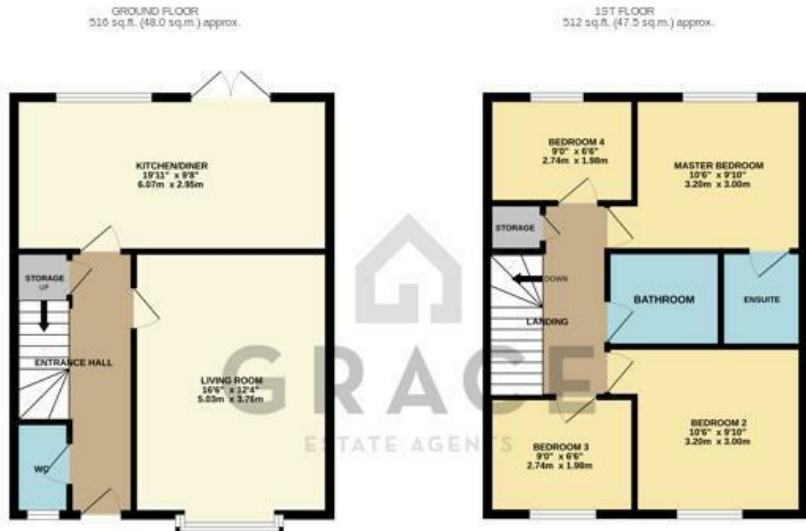
- Four Bedroom Detached House
- Modern Kitchen Diner
- Modern Living Room
- Under Floor Heating In The Entrance Hall And Kitchen Diner
- Downstairs Cloakroom
- Alfresco Kitchen
- Single Garage With Power
- Off Road Parking For Two Cars
- EV Charger
- Master Bedroom To Ensuite

Guide price £350,000

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.





TOTAL FLOOR AREA - 1020 sq.ft. (95.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights 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 not be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is to be made of their condition or operation.
 Made and dated 14/03/2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		100	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.