

65 PLUMMERS DELL GREAT BLAKENHAM



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# Hamilton Smith

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Guide Price £260,000

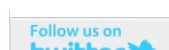


We are pleased to offer for sale this **MODERN, LINKED DETACHED FAMILY HOUSE** occupying an appealing position on this sought after and desirable development within the popular and easily accessible village of Great Blakenham. With good size plot, requiring cosmetic updating and offered with the benefit of no onward chain.

- RECEPTION HALL
- GROUND FLOOR CLOAKROOM
- SITTING ROOM WITH FEATURE FIREPLACE
- GENEROUS PVC CONSERVATORY
- FITTED KITCHEN
- SEPARATE DINING ROOM
- SPACIOUS LANDING
- FAMILY BATHROOM
- MASTER BEDROOM WITH DOUBLE WARDROBE & EN-SUITE
- TWO FURTHER BEDROOMS
- GAS HEATING WITH MODERN BOILER
- PVC DOUBLE GLAZING
- BLOCK PAVED DRIVE FOR 2/3 CARS & GARAGE
- GOOD SIZE SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN

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## 65 PLUMMERS DELL GREAT BLAKENHAM

### SITUATION:

The property occupies a desirable position within the ever popular 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 supplies. 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 desirable modern house occupies a good size plot with generous, garage and south facing garden. The property has been extended in the past with a good quality conservatory. Further benefits include ground floor cloakroom and en-suite to the master bedroom. The property does require cosmetic updating throughout and is offered with the benefit of no onward chain.

### COVERED ENTRANCE:

PVC double glazed entrance door with feature decorative leadlight.

### ENTRANCE HALL:

7' 9" x 5' 6" (2.36m x 1.68m) Staircase to the first floor with built-in understairs storage cupboard, radiator, mains smoke alarm, coved ceiling.

**CLOAKROOM:** Suite comprises low level wc and wall mounted wash hand basin, radiator, PVC double glazed window to the side aspect.

### SITTING ROOM:

16' 0" x 10' 9" (4.88m x 3.28m) Feature mock Adam style fire surround with marble back and hearth, radiator, coved ceiling, double glazed sliding patio doors lead to the conservatory.

### CONSERVATORY:

11' 4" x 8' 9" (3.45m x 2.67m) Good quality PVC double glazed construction with matching brick plinth, pitched roof, electric panel heater, French doors leading to the garden.

### DINING ROOM:

8' 8" x 8' 2" (2.64m x 2.49m) Radiator, generous PVC double glazed window to the front aspect.

### KITCHEN:

9' 3" x 8' 7" (2.82m x 2.62m) Fitted with a good range of base and wall mounted units having wood effect panelled doors and drawer fronts, fitted worktops inset with stainless steel single bowl sink unit with mixer tap, built-in stainless steel and glass electric oven, stainless steel four ring gas hob above, extractor fan connected over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, PVC double glazed window overlooking the garden and door to the side.

### FIRST FLOOR LANDING:

6' 7" x 5' 2" (2.01m x 1.57m) Access to the insulated loft space, mains smoke alarm, built-in linen cupboard housing the modern wall mounted gas fired boiler.

### BEDROOM 1:

11' 9" x 9' 5" (3.58m x 2.87m) Radiator, built-in double wardrobe with hanging rails, PVC double glazed window to the front aspect.

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### EN-SUITE:

5' 7" x 5' 4" (1.7m x 1.63m) Suite comprises low level wc, pedestal wash hand basin and independent shower enclosure with glazed screen, wall tiling, radiator, extractor fan, PVC double glazed window to the rear aspect.

### BEDROOM 2:

10' 4" x 7' 8" (3.15m x 2.34m) Radiator, built-in single wardrobe, further overstairs storage area, PVC double glazed window to the front aspect.

### BEDROOM 3:

7' 9" x 7' 8" (2.36m x 2.34m) Radiator, PVC double glazed window to the rear aspect overlooking the garden.

### FAMILY BATHROOM:

6' 5" x 5' 6" (1.96m x 1.68m) Suite comprises low level wc, pedestal wash hand basin and P shaped shower bath with pivot, curved glazed screen and shower connected over, radiator, extensive tiling with decorative border, PVC double glazed window to the rear aspect.

### OUTSIDE:

To the front of the property there is a block paved drive providing parking for two cars and giving access to the single garage with up and over door, Further gravel area to the front provides additional parking. Gated access to the side leads to the generous rear garden with fenced boundaries, garden shed.

POSTCODE: IP6 0HW

ENERGY RATING: D - 66

### VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at [claydon@hamilton-smith.com](mailto:claydon@hamilton-smith.com) You can also visit our web site [www.hamilton-smith.com](http://www.hamilton-smith.com)

