



**Connells**

Hornbeam Close  
Great Blakenham Ipswich

# Hornbeam Close Great Blakenham Ipswich IP6 0NR

for sale  
**£260,000**



## Property Description

A well presented extended three-Bedroom Semi-Detached Home situated in a popular and sought-after village location providing spacious and versatile accommodation for those looking for a comfortable home with additional living space. The property comprises from a welcoming entrance with access to a ground floor cloakroom, a separate and spacious lounge providing a comfortable space alongside a separate dining room and well appointed kitchen. The first floor provides three bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a family bathroom serving the remaining bedrooms. Outside, the property benefits from a driveway providing off-street parking and a well maintained rear garden.

Hornbeam Close is situated within a popular village location, offering a pleasant setting with a strong sense of community and easy access to the surrounding Suffolk countryside. The area provides a good balance between village life and convenient access to nearby towns, with a range of local amenities, schools, shops and everyday facilities available within the surrounding area. There are also excellent opportunities for walking and enjoying the nearby countryside. For commuters, the property is well placed for access towards Ipswich and the surrounding areas, while the wider road network provides links to the A12, A14 and other regional destinations.

## Entrance Hall

Accessed via entrance door, carpet flooring and radiator.

## Cloakroom

Double glazed window to the front, wood effect flooring, low level w/c and sink with chrome mixer tap.

## Lounge

Double glazed window to the front, t.v point, carpet flooring, radiator and an understairs storage cupboard.

## Dining Room

French doors to the garden, sky lights and spotlighting.

## Kitchen

Double glazed window to the rear, radiator, wood effect flooring, eye and base level units in grey with wood effect worktop surfaces, integrated oven with gas hob, a wall mounted boiler, a wood effect breakfast bar, 1 and 1/2 bowl sink with drainer and chrome mixer tap, space for a dishwasher, washing machine and fridge/freezer.

## First Floor Landing

Carpet, loft hatch and a storage cupboard.

## Principal Bedroom

Double glazed window to the front, carpet, radiator, smart heating controls and a storage cupboard.

## En-Suite

Double glazed window to the front, wood effect flooring, radiator, part tiled walls, a shower with a glass enclosure, low level w/c, sink with chrome mixer tap and extractor fan.

## Bedroom Two

Carpet, radiator and double glazed window to the rear.

## Bedroom Three

Carpet, radiator and double glazed window to the rear.

## Bathroom

Double glazed window to the side, wood effect flooring, radiator, chrome heated towel rail, part tiled walls, low level w/c, wash hand basin with chrome mixer tap, shaver point, extractor fan, a bath with chrome mixer tap, glass screen, overhead shower and waterfall showerhead.

## Front Garden

A driveway providing parking for two vehicles and flower beds.

## Rear Garden

Fully enclosed, a patio seating area, a grassed area, a paved area, flower beds, a side access and a shed.





Total floor area 76.7 m<sup>2</sup> (826 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](http://www.propertybox.io)

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EPC Rating: B Council Tax  
 Band: C

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Tenure: Freehold



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