

Hornbeam Close, Ipswich,  
£220,000

**GRACE**  
*Estate Agents*

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GRACE ESTATE AGENTS are delighted to present this two bedroom semi-detached house located in Hornbeam Close, Great Blakenham, Ipswich, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is the ample parking available for up to two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and visitors alike.

Great Blakenham is a lovely community, offering a blend of tranquillity and accessibility. Residents can enjoy the nearby amenities and the picturesque surroundings, making it a wonderful place to call home. With its attractive features and prime location, this semi-detached house is sure to appeal to a variety of buyers or renters looking for a new abode in Ipswich. Don't miss the chance to make this charming property your own.

### Entrance Hall

Radiator, access to the WC, lounge and first floor.

### WC

Low level WC, hand wash basin, radiator and double glazed window to front aspect.





### Lounge

15'3" x 9'8" (4.65 x 2.97)

Double glazed window to front aspect, storage cupboard, radiator and access to kitchen/diner.

### Kitchen/Diner

15'3" x 9'8" (4.65 x 2.97)

Double glazed doors to rear garden, double glazed window to rear aspect, tiled flooring, space for fridge freezer, single built in oven with extractor fan over, single bowl stainless steel sink with side drainer and mixer tap. Stainless steel splash back.

### Bedroom One

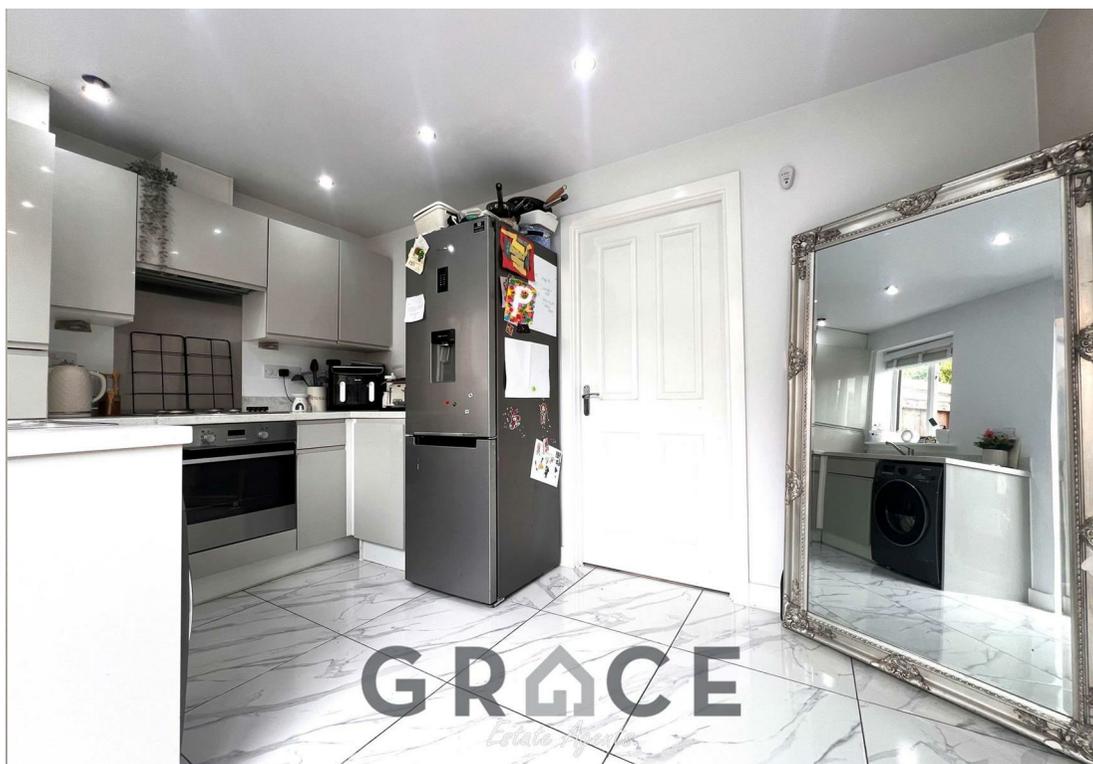
12'9" x 8'2" (3.89 x 2.51)

Radiator, double glazed window to rear aspect and built in wardrobe.

### Bedroom Two

12'9" x 8'2" (3.89 x 2.51)

Radiator, double glazed window to front aspect, storage cupboard and built in wardrobe.

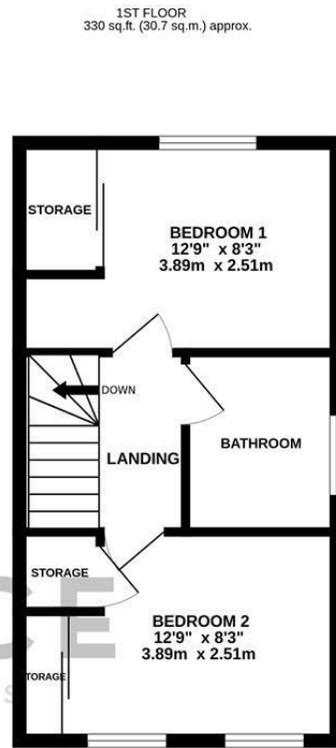
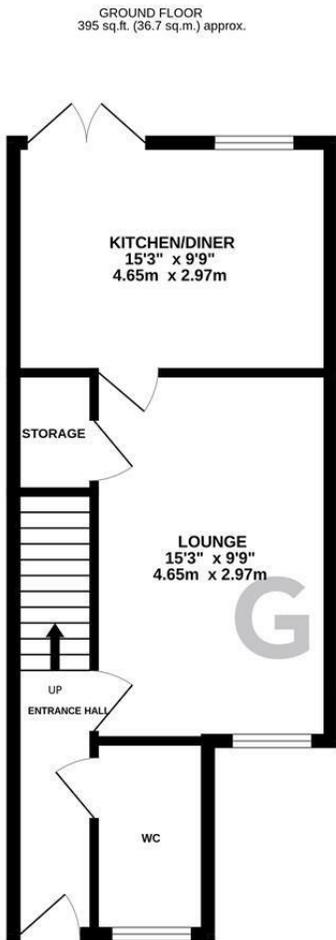


### Bathroom

Low level WC, tiled flooring, hand wash basin, panelled bath with shower on riser rail and mixer tap. Radiator, double glazed window to side aspect and tiled splash back.

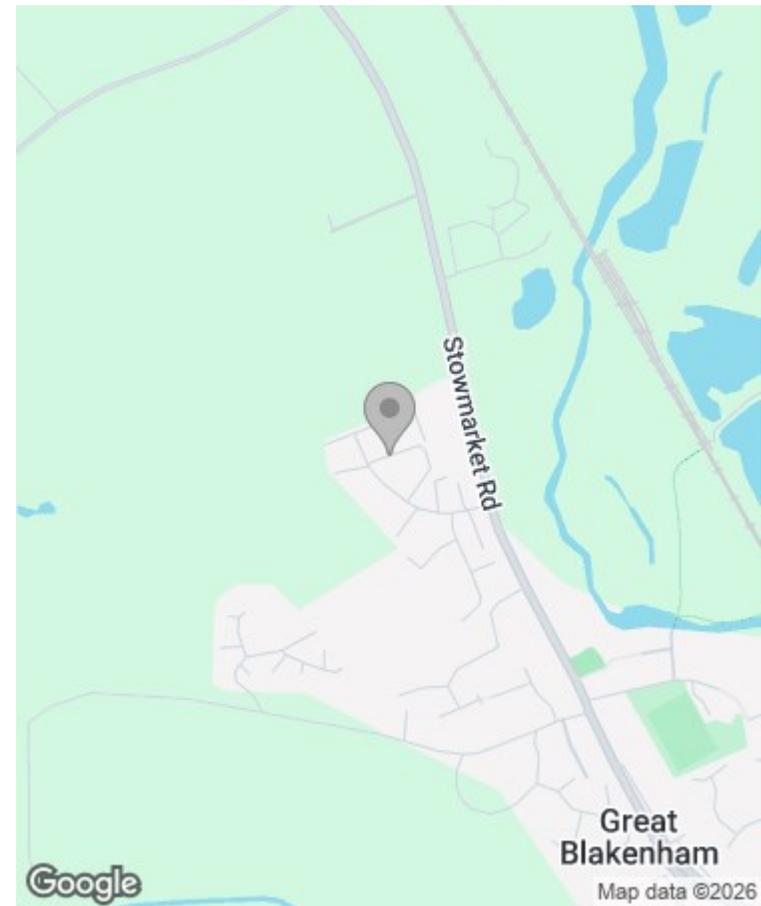
### Outside

There is an open plan garden to the front of the house with long block paved drive top the side providing parking for two cars. Gated access leads to the impressive rear garden comprising a large raised deck leading to the lawn with fenced and walled boundaries.



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TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		97
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		83	
England & Wales		EU Directive 2002/91/EC	

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

## 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.

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