

# BUCKS

PROPERTY AGENTS



90 Stowmarket Road, Great Blakenham, Ipswich, IP6 0LS

Offers Over £275,000

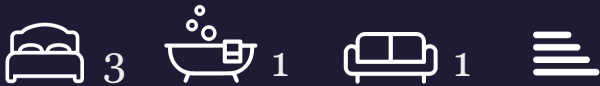
- Three Bedrooms
- Conservatory
- Sealed Unit Double Glazed
- Combi Boiler
- Views Over Fields To Rear
- End Of Terrace House
- Shower Room
- Gas Radiator Central Heating
- Tiered Rear Garden
- Village Location



# 90 Stowmarket Road, Ipswich IP6 0LS

Located in the charming village of Great Blakenham, this delightful well presented end-terrace house on Stowmarket Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room features a lovely fireplace with a wood burner, creating a warm and cosy atmosphere for relaxation. The heart of the home is the spacious kitchen/diner, which seamlessly leads to a bright conservatory, perfect for enjoying morning coffee or entertaining guests. The property also boasts a modern shower room, ensuring practicality for everyday living. A combi boiler provides efficient heating and hot water, adding to the home's appeal. Outside, the tiered garden is a delightful feature, offering a private outdoor space to unwind additionally a gate at the rear of the garden leads directly to open fields, providing a wonderful opportunity for leisurely walks and enjoying the natural surroundings.

This property is not only a comfortable home but also a gateway to the picturesque countryside, making it a perfect choice for those who appreciate village life, Gt. Blakenham is located approximately 5 miles North of Ipswich and benefits from a range of amenities including Public House, village hall, church and supermarket and is close to the village of Claydon that provides a further range of facilities such as recreational facilities, post office and local school. With its charming features and convenient location, this end-terrace house is a must-see for anyone looking to settle in this lovely area.



Council Tax Band: B



### Sitting Room

With two windows to front filling the room with natural light, fireplace with wood burner, TV point, flint wall and radiator.

### Kitchen

With window to side, range of modern high and low units, ceramic sink and drainer, tiled splashbacks, space for range cooker with extractor hood and fan, integrated fridge freezer, integrated washing machine, integrated dishwasher, integrated microwave, hot water tap, wood panelling to one wall and radiator.

### Conservatory

With windows all around and French doors to outside, laminate floor and underfloor heating.

### First Floor Landing

#### Bedroom One

With window to rear, built-in wardrobe with sliding doors to one wall, airing cupboard housing Combi boiler, loft access and radiator.

#### Bedroom Two

With window to front and radiator.

#### Bedroom Three

With window to front and radiator.

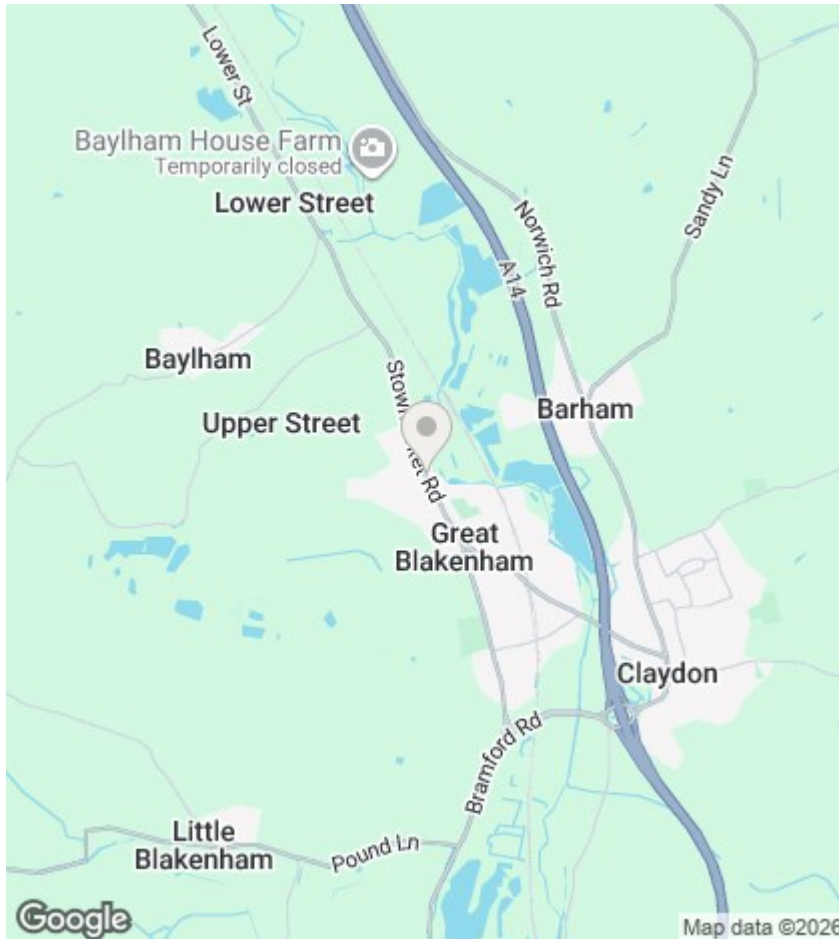
### Shower Room

With window to rear, double shower cubicle, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and heated towel rail.

### Outside

To the front of the property is a path for shared access and side gate. To the rear of the property is a rear tiered garden comprising of seating area with pergola ideal for outside entertaining, paving stones, steps to lower level, shrubs, gravel areas, rear gates to field and for privacy and seclusion is walled and fenced all around.





## Directions

Market Place, Stowmarket IP14 1DT, UK  
 Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Destination will be on the left Arrive:

## Viewings

Viewings by arrangement only.  
 Call 01449614700 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 