

oakheart

£300,000

Guide Price

The Circle, Great Blakenham, Ipswich



**\*\* OFFERED TO THE MARKET CHAIN FREE \*\*** Situated in a convenient location close to a range of local amenities, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming living room, a spacious kitchen/dining room fitted with a range of wall and base units with direct access to the rear garden, a useful downstairs cloakroom, and a dedicated home office created from part of the

garage, perfect for those working from home.

To the first floor, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

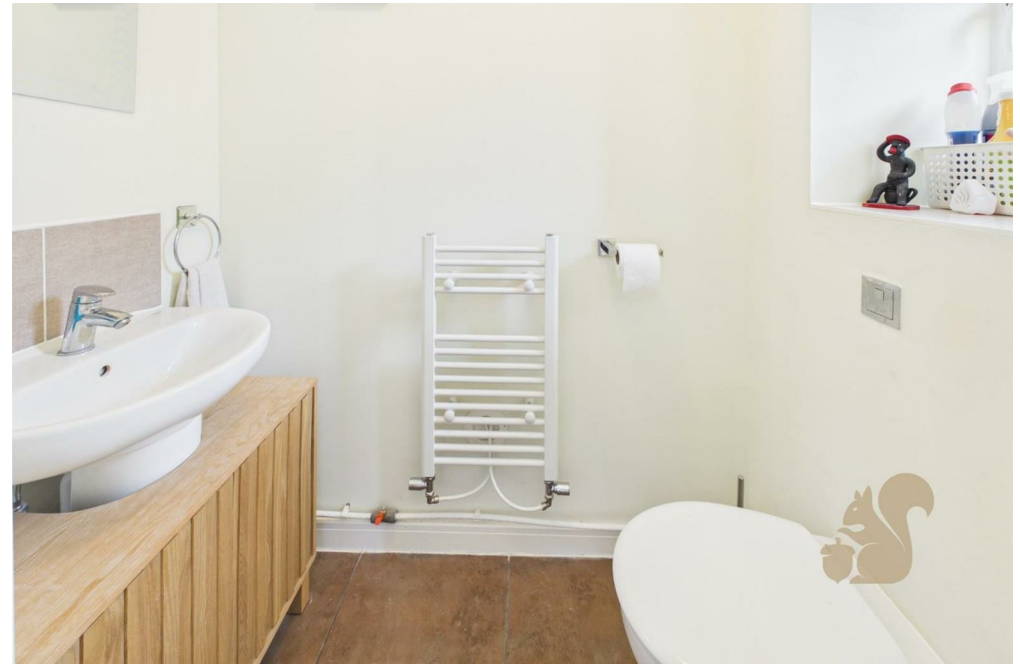
Externally, the property enjoys a driveway providing off-road parking and a part garage offering additional storage space. The

rear garden is predominantly laid to lawn with a decked seating area, complemented by mature shrubs and established rose bushes, creating an attractive space for relaxation and entertaining.

An internal viewing is highly recommended to fully appreciate the accommodation and lifestyle this excellent home has to offer.



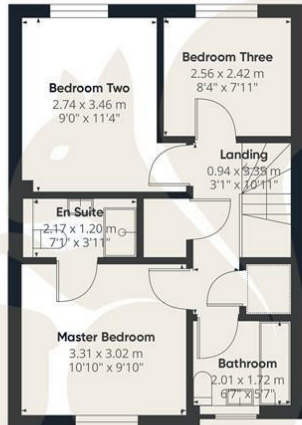








Ground Floor



Floor 1



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**GLA<sup>1)</sup>**  
97.24 m<sup>2</sup>  
1046.67 ft<sup>2</sup>

**Total**  
110.15 m<sup>2</sup>  
1185.62 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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