



GRACE

Estate Agents

Chapel Lane, Ipswich,
£260,000

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- ESTABLISHED HOME
 - MID TERRACE
- THREE/FOUR BEDROOMS
 - DINING ROOM
 - 15'5 LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY (new roof last year)
- GAS TO RADIATOR HEATING (new boiler last 6 months)
- DOUBLE GLAZING
 - DRIVEWAY

GRACE ESTATE AGENTS are delighted to present this truly superb three/four bedroom established extended house located in this non estate village location close to local facilities and A12/A14 junction.

PROPERTY:
 GUIDE PRICE: £285,000 TO £295,000: An established extended three/four bedroom house located on this private road location in the frequently requested village of Great Blakenham. This well proportioned home has benefitted from a single storey rear extension, improving the overall accommodation to suit the modern every day family needs. The property has been improved and maintained by the present owner to an excellent standard making this a great property to acquire. The accommodation comprises:- entrance lobby, dining room, living room, kitchen/breakfast room and conservatory overlooking the back garden. The first floor leads off the landing with three main bedrooms and a fourth currently being used as a dressing room. There is also a modern family bathroom. An appointment to view this property should be made to avoid genuine disappointment.

Council Tax : Band A
 Mid Suffolk





LOCATION:

The property is located towards the end of an private road within the village of Great Blakenham. Great Blakenham is situated approximately half a mile from the larger village of Claydon which offers a range of shops, post office, public houses and schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

ENTRANCE LOBBY:

Double glazed frosted entrance door to:- stairlight to first floor landing, radiator, and wood laminate flooring.

DINING ROOM:

13'2 x 11'2 (4.01m x 3.40m)
Double glazed bay window to front elevation, radiator, wood laminate flooring and open to:-

LIVING ROOM:

15'5 x 12'5 (4.70m x 3.78m)
Fire surround with electric fire, two radiators and wood laminate flooring.

KITCHEN:

17'7 x 14'6 red 7'11 min (5.36m x 4.42m red 2.41m min)
Double glazed window to side elevation, double glazed door to garden, radiator, one and a quarter bowl inset sink unit with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, space for dishwasher, space for washing machine, space for American style fridge/freezer, filter hood over range cooker area, built in storage cupboard and double glazed French doors to:-



CONSERVATORY:

10'10 x 9'3 (3.30m x 2.82m)

Double glazed windows to garden, double glazed French doors to garden and tiled flooring.



LANDING:

Access to loft space, bedrooms and bathroom.

BEDROOM ONE:

11'6 x 11'1 (3.51m x 3.38m)

Double glazed window to front elevation, radiator, a range of fitted wardrobe cupboards with sliding mirror doors. enclosed wall mounted gas boiler and radiator.



BEDROOM TWO:

12'6 x 6'3 (3.81m x 1.91m)

Double glazed window to front elevation, radiator and wood laminate flooring.

BEDROOM THREE:

9'5 x 6'10 (2.87m x 2.08m)

Double glazed window to rear elevation, radiator and wood laminate flooring.

BEDROOM FOUR/DRESSING ROOM:

7'1 x 6'11 (2.16m x 2.11m)

Double glazed window to front elevation, a range of fitted wardrobe cupboards with mirror fronted doors and radiator.



BATHROOM:

9'2 x 5'3 (2.79m x 1.60m)

Double glazed frosted window to rear elevation, recessed lighting, low level WC, wash hand basin with mixer tap and vanity cupboard under, panel bath with mixer tap and shower unit to wall over (with shower screen), heated towel radiator and tiled flooring.



FRONT GARDEN:

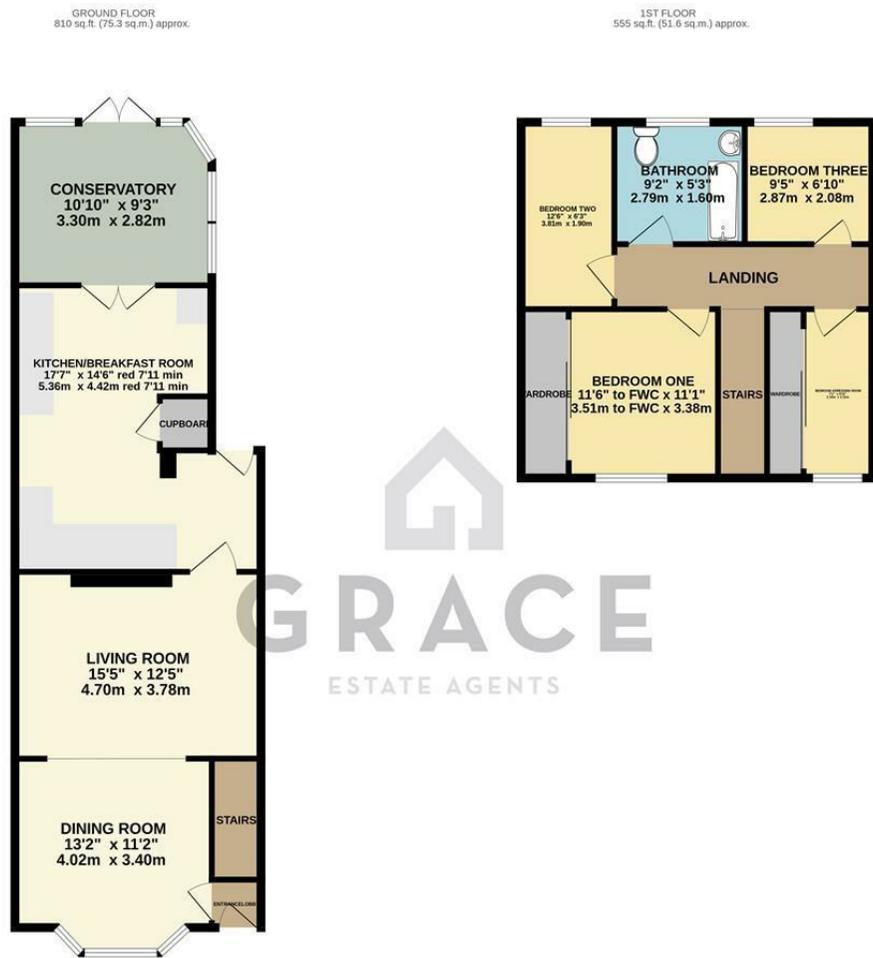
Laid to fresh granite chippings for off road parking. Side access (Shared)

REAR GARDEN:

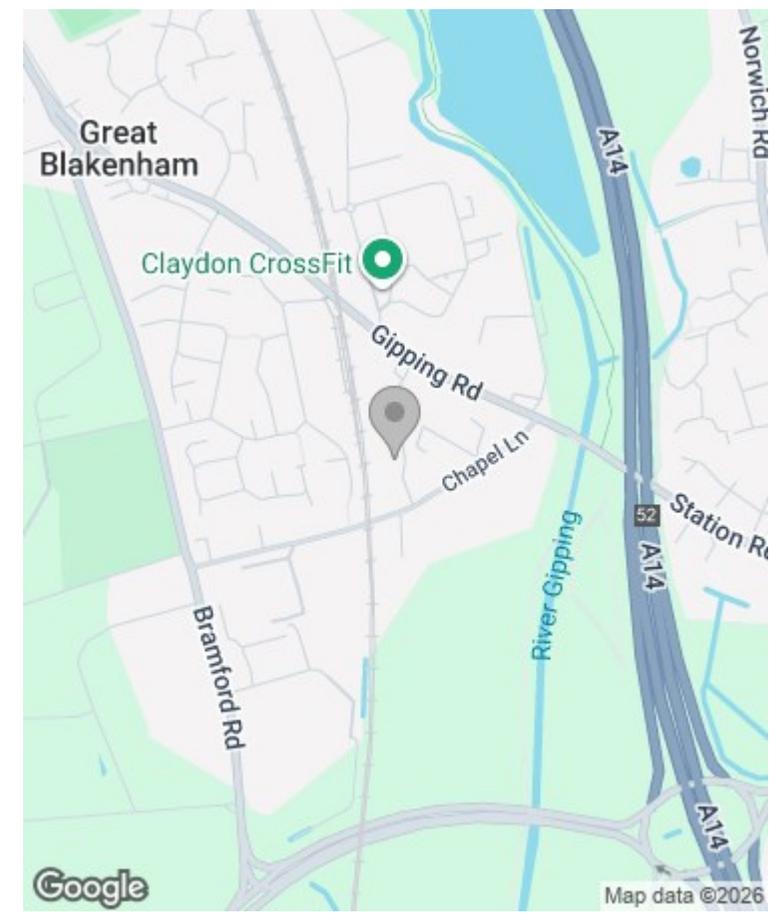
Paved patio area, laid mainly to lawn, established flower beds and borders. timber shed and side shared access.







TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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