

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.

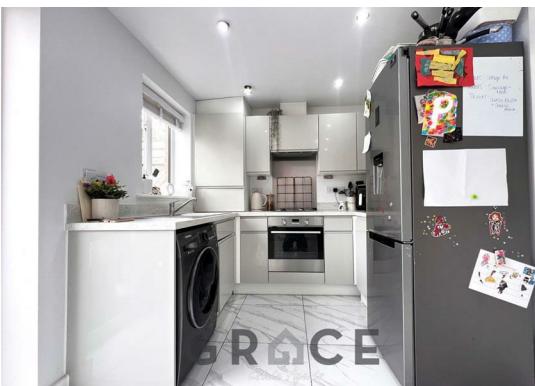
Great Blakenham is a lovely community, offering a blend of tranquillity and accessibility. Residents can enjoy the nearby amenities and the picturesque surroundings, making it a wonderful place to call home. With its attractive features and prime location, this semi-detached house is sure to appeal to 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.

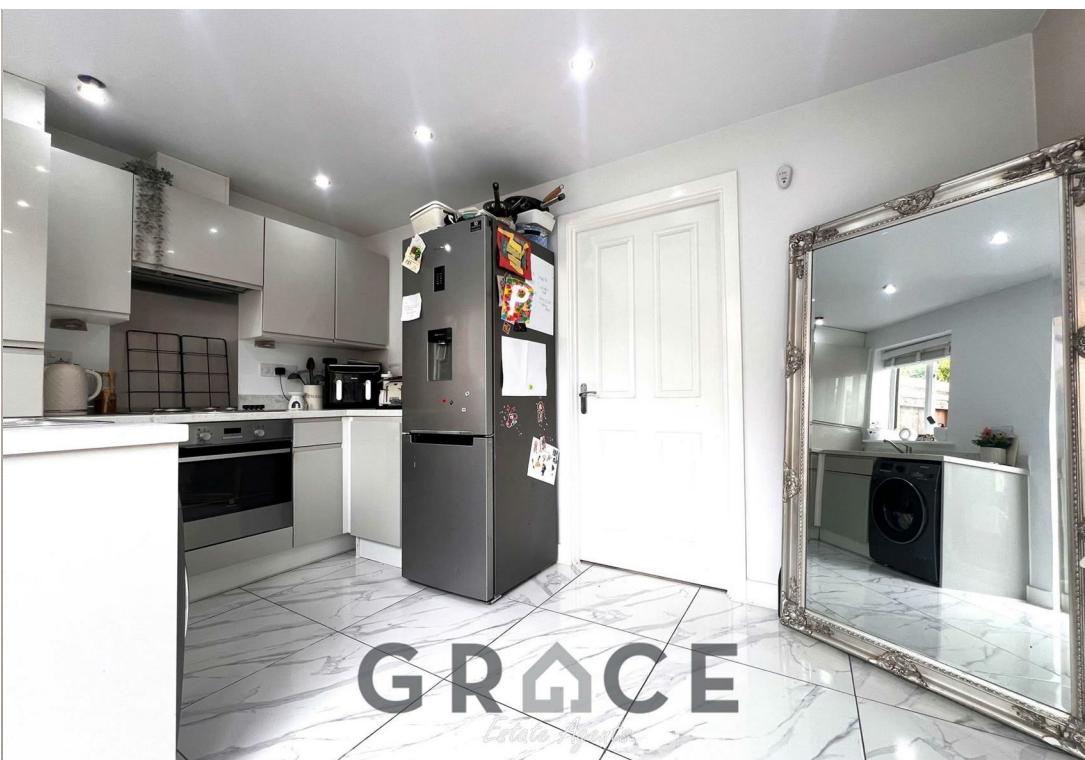
Entrance Hall

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.

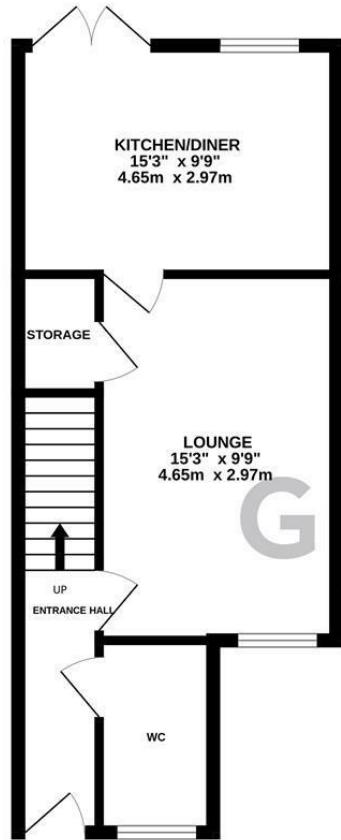
Bedroom One
12'9" x 8'2" (3.89 x 2.51)
Radiator, double glazed window to rear aspect and built in wardrobe.

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.

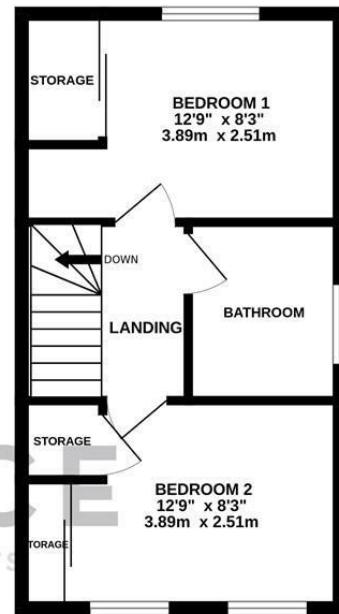
Bathroom
Low level WC, tiled flooring, hand wash basin, panelled bath with shower on riser rail and mixer tap. Radiator, double glazed window to side aspect and tiled splash back.

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.

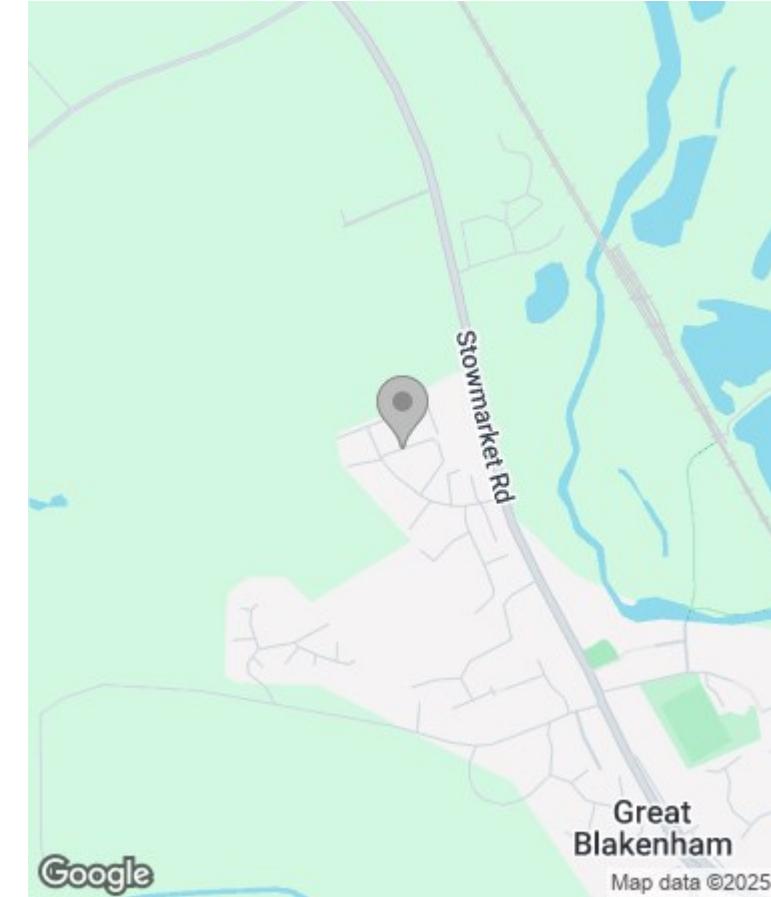
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



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 elements are approximate and no guarantee is given for accuracy, or warranty or legal statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CS2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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