14 Popular Road | Great Blakenham | Suffolk | IP6 0GN

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www.exquisitehome.co.uk

"A spacious, stylish and immaculately presented four bedroom detached family house, located in the heart of this thoughtfully designed modern development. Other notable benefits include off road parking, single garage and delightful recently landscaped rear gardens"

Description

A spacious, stylish and immaculately presented four bedroom detached family house, located in a tucked away yet accessible location in the heart of this thoughtfully designed modern development. Other notable benefits include off road parking, single garage and delightful recently landscaped rear gardens.

The property is finished to a high standard generally and there is a harmonious blend of practical, well thought out family living combined with some more stylish additions, courtesy of the current owners.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy entrance with panelling. Opening to understairs storage. Door to cloaks cupboard with built in shelving and door to. Door to:

Cloakroom

Luxuriously appointed white suite comprising w.c, hand wash basin, with storage below, heated towel rail. Frosted window to side aspect. Extractor.

EXQUISITE HOME

Sitting Room Approx 18'6 x 11'9 (5.64m x 3.58m)

A magnificent space with bay window to front aspect as well as shutters. Double doors through to kitchen/dining room.

Kitchen/Dining room Approx 20'3 x 12'6 (6.17m x 3.81m)

Luxuriously appointed open plan space with French doors to the rear opening onto the terrace. Window to rear aspect. Tiled flooring, Fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Bosch oven as well as four ring gas hob with extractor over, Hotpoint dishwasher and fridge/freezer. Door back through to reception hall. Door to utility.

Utility Approx 5'5 x 4'9 (1.65m x 1.45m)

With part frost personnel door to side. Tiled flooring and fitted with built-in shelving as well as base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods and cloaks hanging space.

First Floor Landing

With access to loft, door to airing cupboard housing hot water cylinder as well as the gas fired boiler and built-in shelving. Doors to;

Master Bedroom Approx 12'4 x 11'5 (3.76m x 3.48m)

A delightful double room with window to front aspect as well as shutters. Built-in wardrobe. Door to;

En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, partly tiled walls, frosted window to side aspect. Extractor.

Bedroom Two Approx 11'5 x 10'5 (3.48m x 3.18m)

Another double room with window to rear aspect.

Bedroom Three Approx 10'2 x 7'9 (3.10m x 2.36m)

Currently used as a study. Window to front aspect as well as shutters. This room is equally ideal as an additional bedroom.

Bedroom Four Approx 11'6 x 7'9 (3.51m x 2.36m)

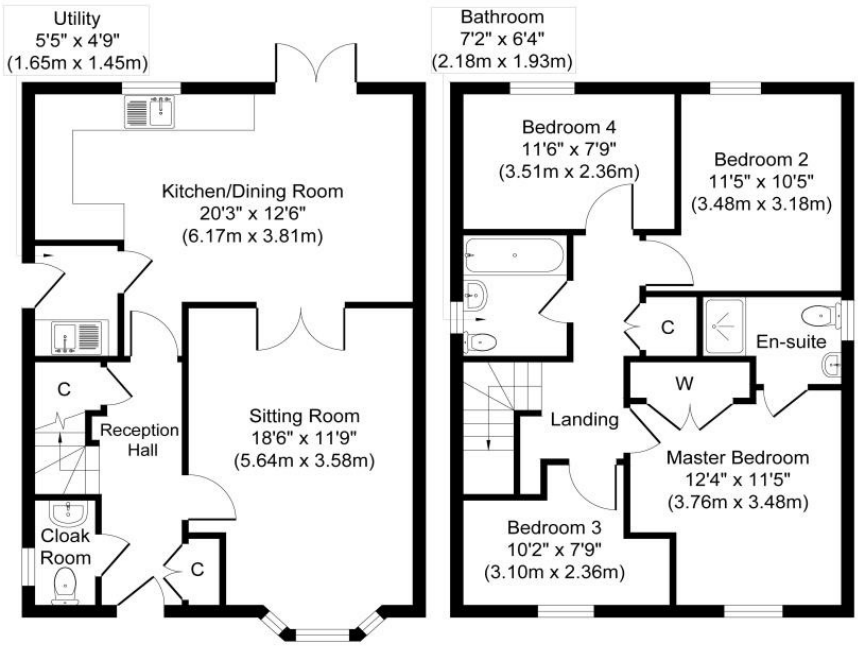
Currently used as an additional reception room on the first floor and with window to rear aspect but again, equally as suitable as a bedroom.

Family Bathroom Approx 7'2 x 6'4 (2.18m x 1.93m)

Luxuriously appointed white suite comprising w.c, hand wash basin, panelled bath with shower attachment, partly tiled walls, frosted window to side aspect with shutter and extractor.

Outside

The property is set slightly back from the road and located in an enviable position on a tucked-away street within this thoughtfully designed modern development, and is accessed over a private drive providing off road parking as well as giving access to the single garage with up and over door, power and connected, personnel door to side. Side gate leads to landscaped and immaculately presented rear gardens with raised beds, terrace abutting the rear of the property as well as extending down either side of the grounds. A fence defines the rear boundary, which in turn backs onto mature woodland and offering a great deal of privacy.



Ground Floor
Approximate Floor Area
552 sq. ft
(51.30 sq. m)

First Floor
Approximate Floor Area
546 sq. ft
(50.72 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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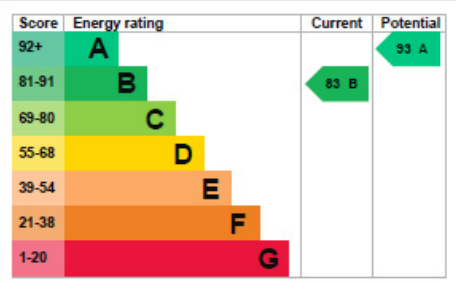
About the Area

The property is situated in the popular village of Great Blakenham approximately three miles from Needham Market and close to the well-served village of Claydon which offers a range of shops, post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including a mainline railway link to London's Liverpool Street Station.

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

Local Authority: Mid Suffolk District Council
Council Tax Band: D
Services: Mains water, drainage and electricity. Gas-fired heating.



Agents Notes

- We understand from our client that the property is subject to an annual maintenance charge for the contribution to communal areas on the site, the current cost of which stands at approximately £210.00 per annum