Foxhall

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Kiln Close

Gt. Blakenham, Ipswich, IP6 0GS

Offers over £290,000

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CUL-DE-SAC POSITION - POPULAR DEVELOPMENT VILLAGE LOCATION - THREE BEDROOM SEMI DETACHED HOUSE - DETACHED GARAGE WITH OFF-ROAD PARKING FOR TWO CARS COMFORTABLY - FULLY ENCLOSED NORTH-WESTERLY UN-OVERLOOKED REAR GARDEN - WELCOMING ENTRANCE HALL - CLOAKROOM W.C. - MODERN KITCHEN / DINER - EN-SUITE SHOWER ROOM - WELL PRESENTED THROUGHOUT.

Foxhall Estate Agents are delighted to offer for sale nestled in a quiet cul-de-sac on a popular development in the village of Great Blakenham is this three bedroom semi-detached house.

The property boasts a welcoming entrance hallway, cloakroom W.C., modern fitted kitchen/diner, lounge, three bedrooms, en-suite shower room, family bathroom, an un-overlooked north-westerly facing rear garden, detached garage and off-road parking via a block paved driveway for two cars comfortably.

The village of Great Blakenham offers local amenities including access to Tesco express, popular Indian restaurant within the Chequers Pub, local bus routes to neighbouring villages Needham Market and Claydon, access to Ipswich and Ipswich town centre, good school catchment (subject to availability) and easy access to the A12/A14.

In the valuer's opinion the house is very well presented throughout and an early internal viewing is highly advised.

Front Garden

Pathway to the front door, made of patio slabs with shingle and slate borders to the front and off-road parking to the right hand side of the property via a block paved driveway comfortably for two cars leading to the garage and a gate to the side going into the rear garden.

Entrance Hallway

Double glazed obscure door facing the front, tiled flooring, access to the stairs, under stairs cupboard, radiator and doors to the cloakroom W.C., kitchen/diner and door to the lounge.

Downstairs Cloakroom

Extractor fan, pedestal wash hand basin with a mixer tap and tiled splash-back, low-flush W.C., access to the consumer unit, radiator and lino flooring.

Kitchen/Diner

14'11" x 9'4" (4.55m x 2.84m)

Double glazed window facing the front, wall and base fitted units with cupboards and drawers, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap over, roll-top worksurfaces, integrated dishwasher, integrated washing machine, built-in oven with a gas hob over with cooker hood above with a stainless steel splash-back, waste drawer, integrated fridge and freezer, fully-tiled flooring, radiator, feature panel wall and plenty of room for dining.

Lounge

16'6" x 10'7" (5.03m x 3.23m)

Double glazed window facing the rear, double glazed French style doors to the rear going to garden and two radiators.

Landing

Double glazed window facing the side, airing cupboard

which houses an Alpha boiler which is 9 years old and regularly serviced, access to the loft, radiator, doors to bedrooms one, two, three and the bathroom.

Bedroom One

10'6" x 8'5" (3.20m x 2.57m)

Double glazed window facing the front, radiator, double built-in wardrobe and a door into the en-suite.

En-Suite

8'7" x 5'6" (2.62m x 1.68m)

Double glazed obscure window facing the front, extractor fan, step-in shower cubicle, shaver point, pedestal wash had basin with a mixer tap over, low-flush W.C., lino flooring, heated towel rail, half tiled walls and tiled splash-back.

Bedroom Two

10'7" x 8'6" (3.23m x 2.59m)

Double glazed window facing the rear and a radiator.

Bedroom Three

8'0" x 7'7" (2.44m x 2.31m)

Double glazed window facing the rear and a radiator.

Bathroom

6'3" x 5'7" (1.91m x 1.70m)

Extractor fan, panel bath with a mixer tap and a shower over with glass wing screen, lino flooring, pedestal wash hand basin with a mixer tap, low-flush W.C., radiator, half tiled walls and tiled splash-back.

Rear Garden

Un-overlooked north-westerly facing fully enclosed rear garden with a large patio area and steps up to a separate tier which is mostly laid to lawn with flower bed and shingle borders, shingle patio area suitable for seating and alfresco dining and a storage area around the back of the garage. The garden is fully enclosed by panel fencing, an outside tap and a gate to the side going into the driveway.

Garage

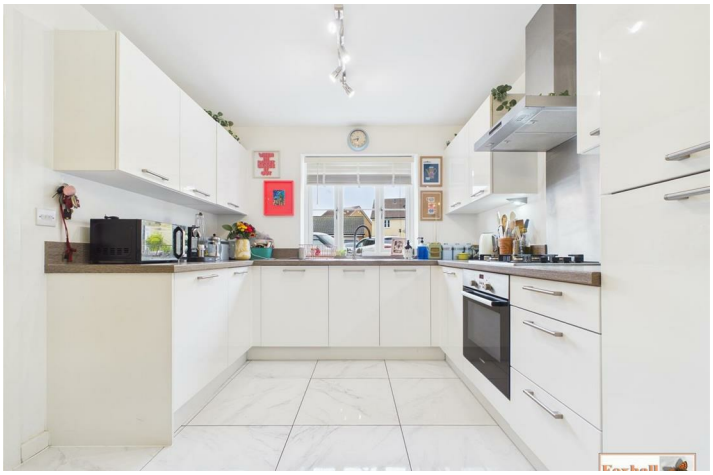
Detached garage with a manual up and over door with power and lighting and a double glazed UPVC door to the side.

Agents Notes

Tenure - Freehold

Council Tax Band - B

Pursuant to the Estate Agents Act Section 21 we are obliged to advise that the vendor of the property works for Foxhall Estate Agents.



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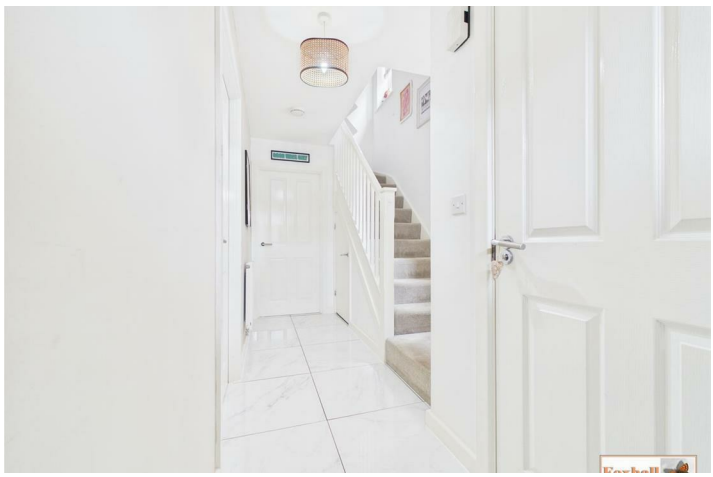
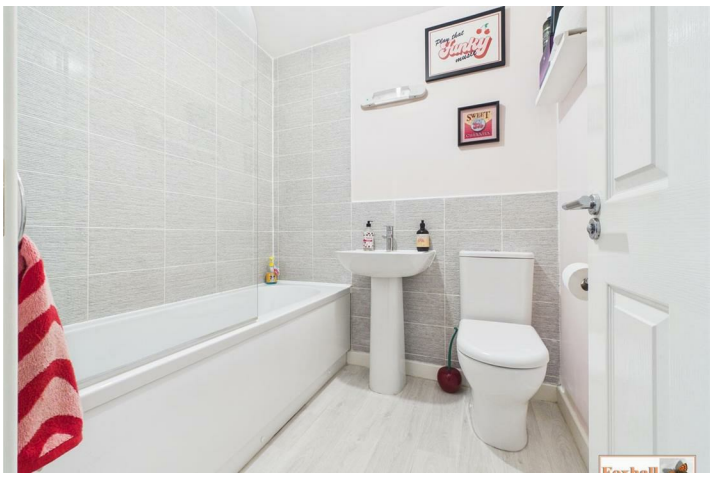
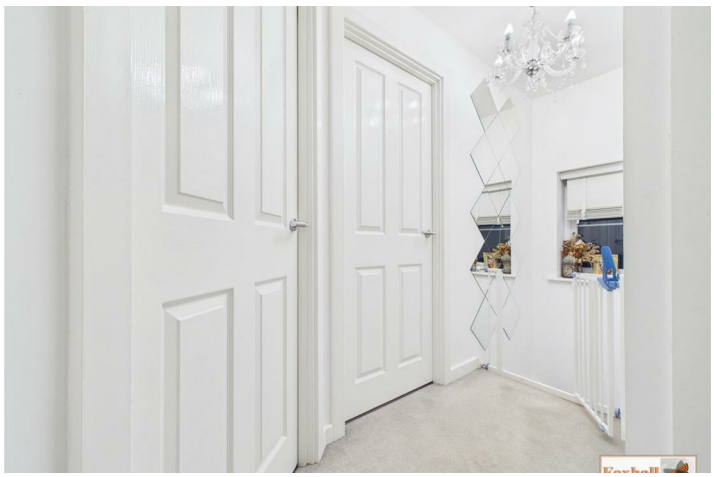
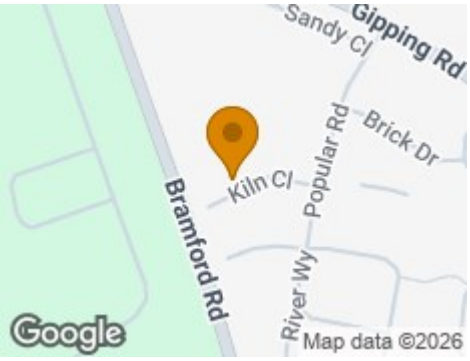






Road Map



Hybrid Map

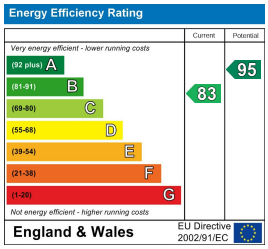
Terrain Map

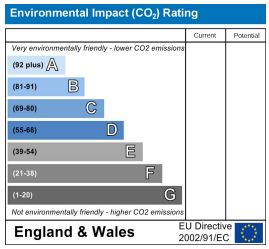
Floor Plan

Viewing

Please contact us on 01449 553 955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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