



**Masons Drive, Great Blakenham, Ipswich, IP6 0GE**

**welcome to**

## **Masons Drive, Great Blakenham, Ipswich**

This immaculately presented, three storey Town House benefits from four bedrooms, a ground floor cloakroom, a 1st floor en suite, a 2nd floor bathroom, a garage and off street parking.

### **Entrance Hall**

Wood effect flooring, double glazed window to the front and one radiator.

### **Cloakroom**

Wood effect flooring, one radiator, low level WC and wash hand basin.

### **Lounge**

Wood effect flooring, double glazed window to the rear, one radiator, French doors to the rear and TV point.

### **Kitchen**

Marble tiled effect flooring, one radiator, double glazed window to the front, eye and base level units in wood effect with grey marble effect worktop surfaces, tiled splashback, space for a washing machine, a ceramic one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer and an integrated oven with gas hob and extractor hood.

### **First Floor Landing**

Carpet flooring, one radiator, double glazed window to the front and a storage cupboard.

### **Master Bedroom**

Carpet flooring, two double glazed windows to the rear, two built in wardrobes, one radiator and a door to the en suite.

### **En Suite**

Tiled effect flooring, part tiled walls, one radiator, low level WC, wash hand basin and a shower with folding doors.

### **Bedroom Four**

Carpet flooring, one radiator and double glazed window to the front.

### **Second Floor Landing**

Carpet flooring, loft hatch and an airing cupboard.

### **Bedroom Three**

Carpet flooring, a storage cupboard, one radiator and double glazed window to the front.

### **Bedroom Two**

Carpet flooring, two double glazed windows to the rear and one radiator.

### **Bathroom**

Tiled effect flooring, one radiator, part tiled walls, extractor fan, low level WC, wash hand basin and a bath with overhead shower and glass screen.

### **Outside:**

#### **Front Garden**

A fenced border, a stoned area and a pathway to the front door.

#### **Rear Garden**

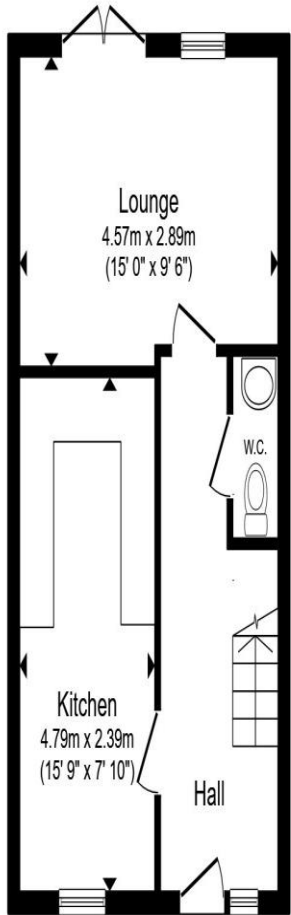
Fully landscaped rear garden with a flower bed to the rear, fully enclosed border, a patio seating area, a pathway leading to the rear of the garden, an artificial grass area, a stoned area and a rear gate.

#### **Garage**

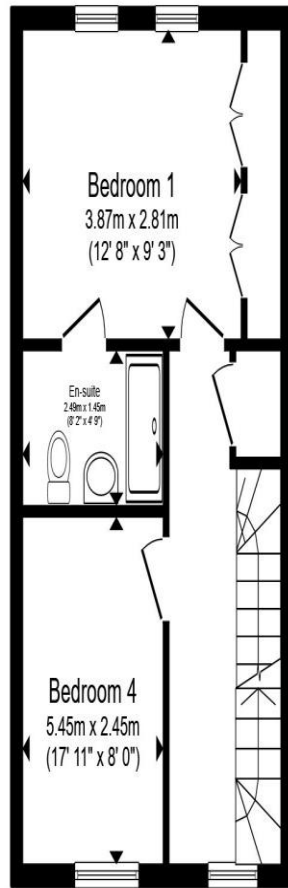
An up and over door and power. This garage is located at the rear of the property.

#### **Parking**

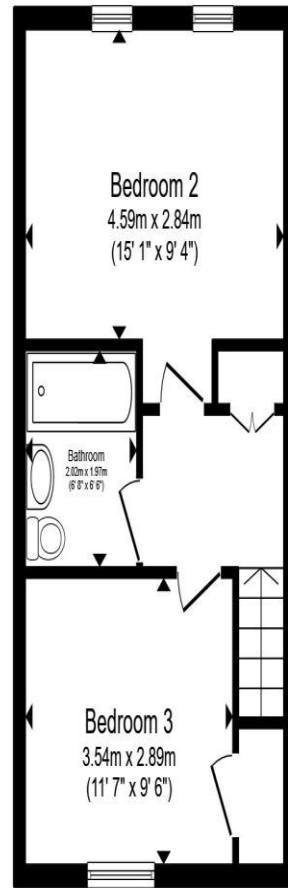
Parking is in front of the garage.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 106.7 m<sup>2</sup> (1,148 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Masons Drive,**  
**Great Blakenham, Ipswich**

- Three storey living
- Four bedrooms
- Ground floor cloakroom, 1st floor en suite, 2nd floor bathroom
- Garage & parking
- Great access to A12/A14

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of  
**£300,000**



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Property Ref:  
IPS121522 - 0002

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