



**Plummers Dell, Great Blakenham, Ipswich, IP6 0HW**



**welcome to**

**Plummers Dell, Great Blakenham, Ipswich**

This well-presented, semi-detached home benefits from three good-sized bedrooms, an open plan lounge/diner, a ground floor cloakroom, 1st floor bathroom and en suite, a conservatory, a large garage and off street parking.



### **Entrance Hall**

13' 5" x 3' 4" ( 4.09m x 1.02m )

Stunning entrance hall with blue Victorian style flooring, one radiator and a storage cupboard.

### **Cloakroom**

5' 8" x 3' 4" ( 1.73m x 1.02m )

Double glazed window to the front, extractor fan, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring and one radiator.

### **Lounge/Diner**

16' x 16' max ( 4.88m x 4.88m max )

Open plan room with French doors leading to the conservatory, adjacent double glazed windows to the rear, carpet flooring throughout, two radiators, a wall papered wall, an understairs storage cupboard and TV point.

### **Kitchen**

13' x 8' 5" ( 3.96m x 2.57m )

Double glazed window to the front, tiled flooring throughout, eye and base level units in wood with black stone effect worktop surfaces, a stainless steel one and half bowl sink plus drainer and chrome mixer tap, spot lights, an integrated oven with gas hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, tiled splashback and one radiator.

### **Conservatory**

10' 7" x 8' 7" ( 3.23m x 2.62m )

Double glazed windows to the side and rear, tiled flooring and two sets of French doors leading to the garden and lounge. This conservatory is currently used as a play room.

### **First Floor Landing**

Carpet flooring, an airing cupboard and a loft hatch, leading to the loft with shelving.

### **Master Bedroom**

12' 5" x 11' 4" ( 3.78m x 3.45m )

Double glazed window to the front, carpet flooring, one radiator, a built in wardrobe and an additional fitted double sliding mirrored wardrobe.

### **En Suite**

8' 1" x 5' 4" ( 2.46m x 1.63m )

Low level WC, pedestal wash hand basin, a double shower with glass enclosure, part tiled walls, grey wood effect flooring, one radiator and extractor fan.

### **Bedroom Two**

9' 9" x 9' 6" ( 2.97m x 2.90m )

Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Three**

10' x 7' ( 3.05m x 2.13m )

Double glazed window to the rear, carpet flooring and one radiator.

### **Bathroom**

7' 1" x 6' 2" ( 2.16m x 1.88m )

Low level WC, pedestal wash hand basin, a bath with shower attachment, grey wood effect flooring, part tiled walls, one radiator, extractor fan and double glazed window to the side.

### **Outside:**

#### **Front Garden**

A driveway providing off street parking for two vehicles, an artificial grass area, a pathway leading to the front door and a side access gate leading to the rear garden.

#### **Rear Garden**

Beautifully presented, sunny rear garden with a raised decking area, a large artificial grass area with an adjacent patio border, a side gate, a door leading to the garage, fully enclosed and hedging to the rear.

#### **Garage**

19' 7" x 9' 6" ( 5.97m x 2.90m )

An up and over door, storage in the rafters, power, light and a door to the side.



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## Plummers Dell, Great Blakenham, Ipswich

- Three good-sized bedrooms
- Ground floor cloakroom, 1st floor bathroom & en suite
- Conservatory
- Large garage & off street parking
- Short walk to Claydon High School, local shops & pubs

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £290,000



Please note the marker reflects the postcode not the actual property

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