



GRACE
ESTATE AGENTS



Popular Road, Ipswich,
£280,000

 3  3  1  B

- 3 BED DETACHED FAMILY HOME
- GREAT BLAKENHAM LOCATION
- KITCHEN/DINER
- SEPARATE LOUNGE
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO CARS
- GARAGE
- FULLY ENCLOSED REAR GARDEN



*** GRACE ESTATE AGENTS *** are pleased to offer for sale this well presented three bedroom detached family home situated in the village of Great Blakenham.

The property comprises, entrance hall, downstairs cloakroom, kitchen/diner, lounge, upstairs accommodation features a family bathroom and three double bedrooms, the master bedroom boasts an en-suite shower room and a family bathroom completes the upstairs accommodation.

The rear garden features a patio leading from the patio doors and there is also a side patio area. The rear garden is mainly laid to lawn with flower borders.

To the side of the property is block paving leading to the garage, which will provide off road parking for two cars, the garage has light and power attached.

We can also confirm that the property benefits from superfast fibre to the property.





OUTSIDE

The front of the property can be approached by a few steps to the front door, the small front garden is laid to lawn with a few shrubs either side of the pathway. To the side of the property the garage and parking spaces can be approached by block paving.

HALLWAY

White composite front door leading to hallway, radiator, thermo controls, cupboard understairs, stairs up to first floor.

CLOAKROOM

Low level WC, pedestal hand wash basin, lino flooring.

LOUNGE

13'9" x 10'3" (4.21 x 3.13)

Double glazed window to front aspect, radiator, carpet.

KITCHEN/DINER

19'6" x 11'1" (5.95 x 3.40)

A range of base and wall units in gloss white, roll top work surfaces with inset stainless steel sink, integrated gas hob together with integrated electric oven, integrated fridge freezer, space for washing machine, space for dishwasher. Double glazed window to rear aspect.

Dining area with patio doors leading to the rear aspect, tiled flooring.

LANDING

Carpeted, white panel wooden doors, banister rail, storage cupboard housing combi boiler, radiator, loft hatch.

MASTER BEDROOM

11'2" x 10'7" (3.42 x 3.24)

Double glazed window facing front aspect, radiator, carpet, built in wardrobe, door to ensuite.

EN-SUITE

Half tiled walls in grey and white speck, lino flooring, shower unit with bar valve shower, low level WC, hand wash basin, radiator.



BEDROOM TWO

10'7" x 9'1" (3.24 x 2.78)

Double glazed window to the rear aspect, grey speck carpet, radiator.

BEDROOM THREE

11'4" x 8'7" (3.46 x 2.63)

Double glazed window to the rear aspect, grey speck carpet, radiator, double bedroom currently being used as an office.

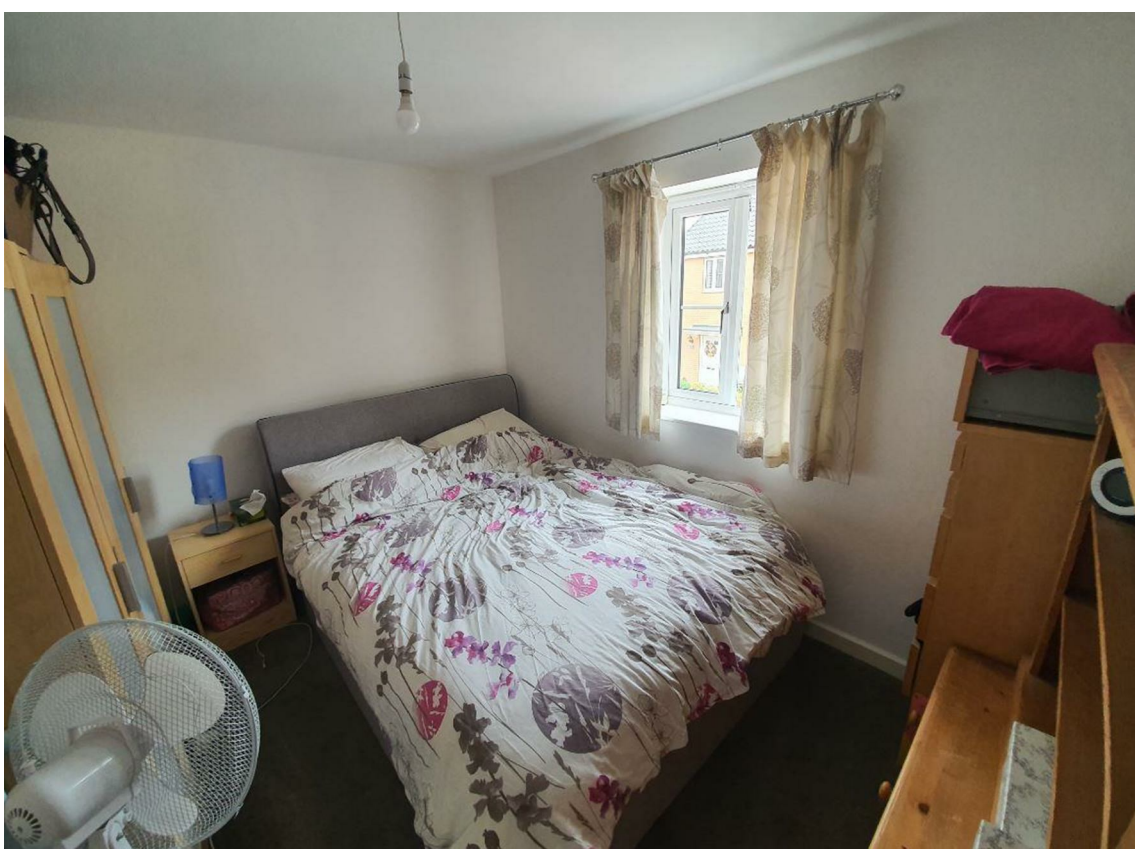
FAMILY BATHROOM

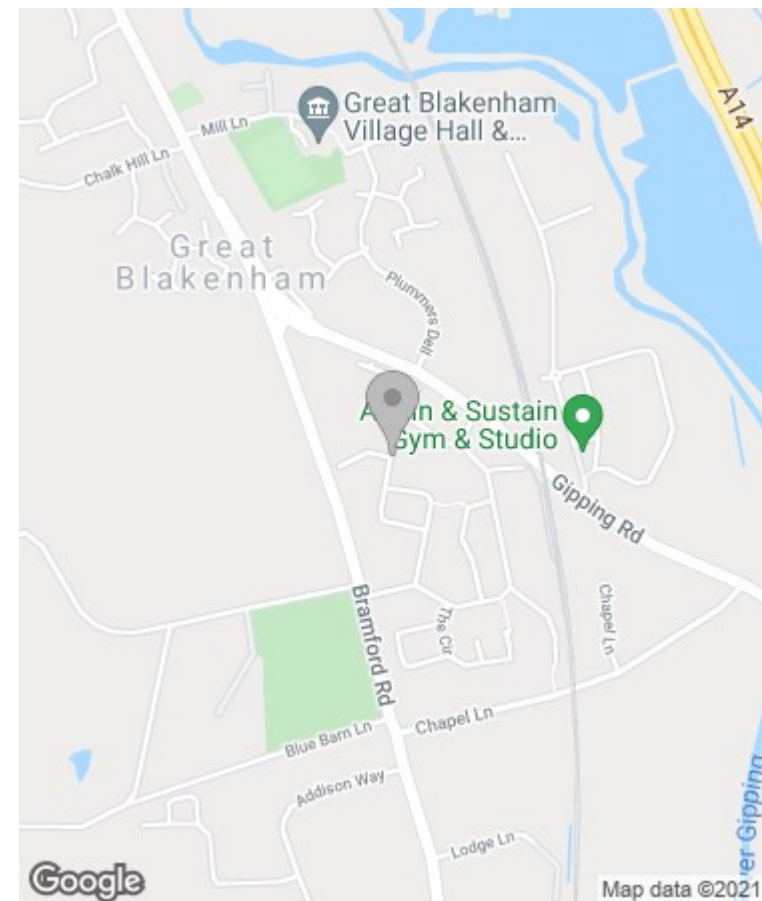
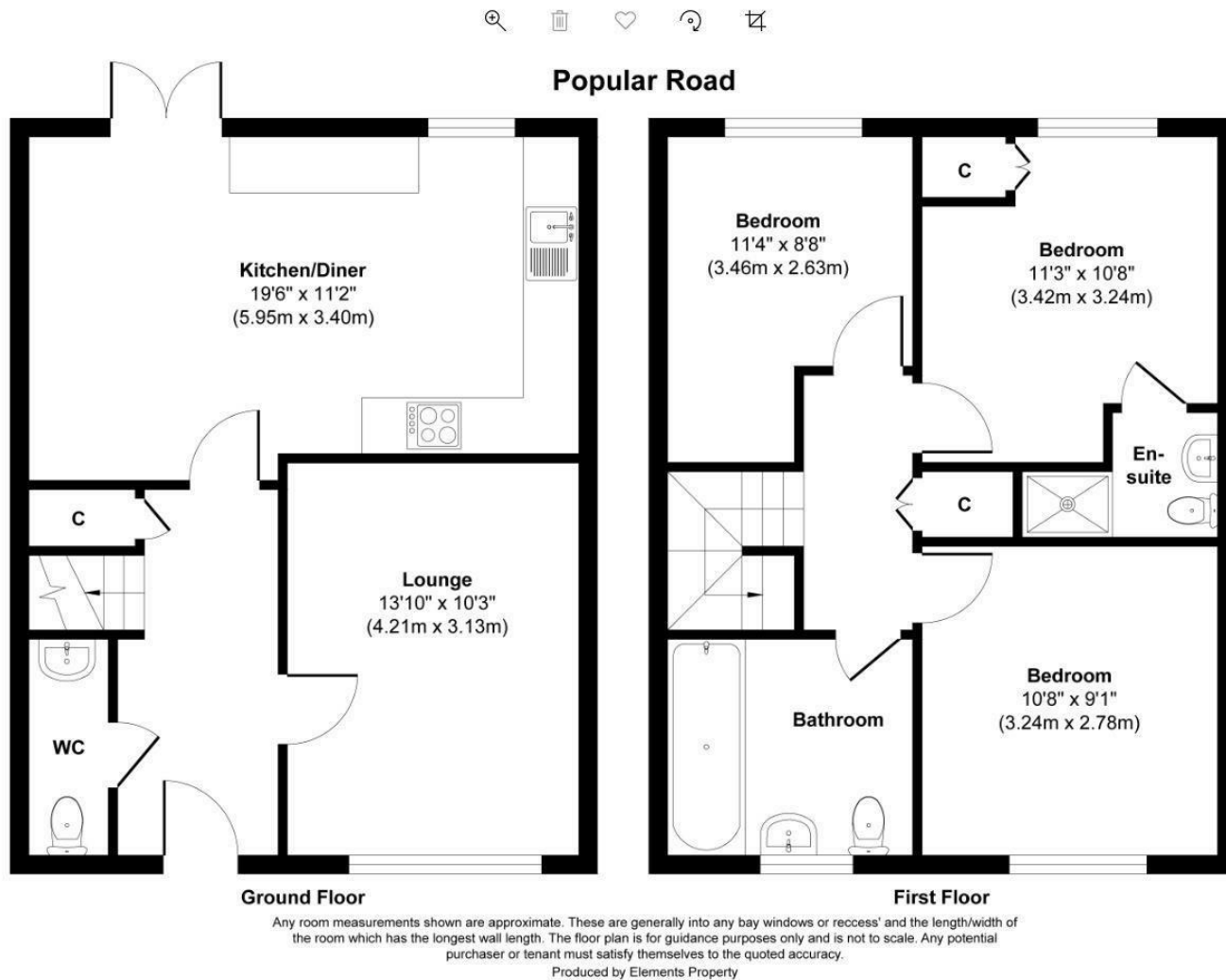
Obscure double glazed window to front aspect, three piece white suite comprising panel bath, mixer tap with tower attachment, low level WC, pedestal hand wash basin, lino flooring, grey and white speck wall tiles.

REAR GARDEN

The rear east facing garden comprises a patio area, the remainder laid to lawn, the garden is fully enclosed and to the side of the the lawned area,







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(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		92
(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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