

69 Gipping Road, Great Blakenham, Ipswich, IP6 0JA



Freehold

Offers In Excess Of

£300,000

Subject to contract

Retains period features

4 bedrooms,
2 reception rooms, conservatory
Kitchen/breakfast room



Some details

General information

This impressive four bedroom detached cottage is situated within the sought-after village of Great Blakenham on the north western outskirts of Ipswich providing excellent links to the A140 and A14.

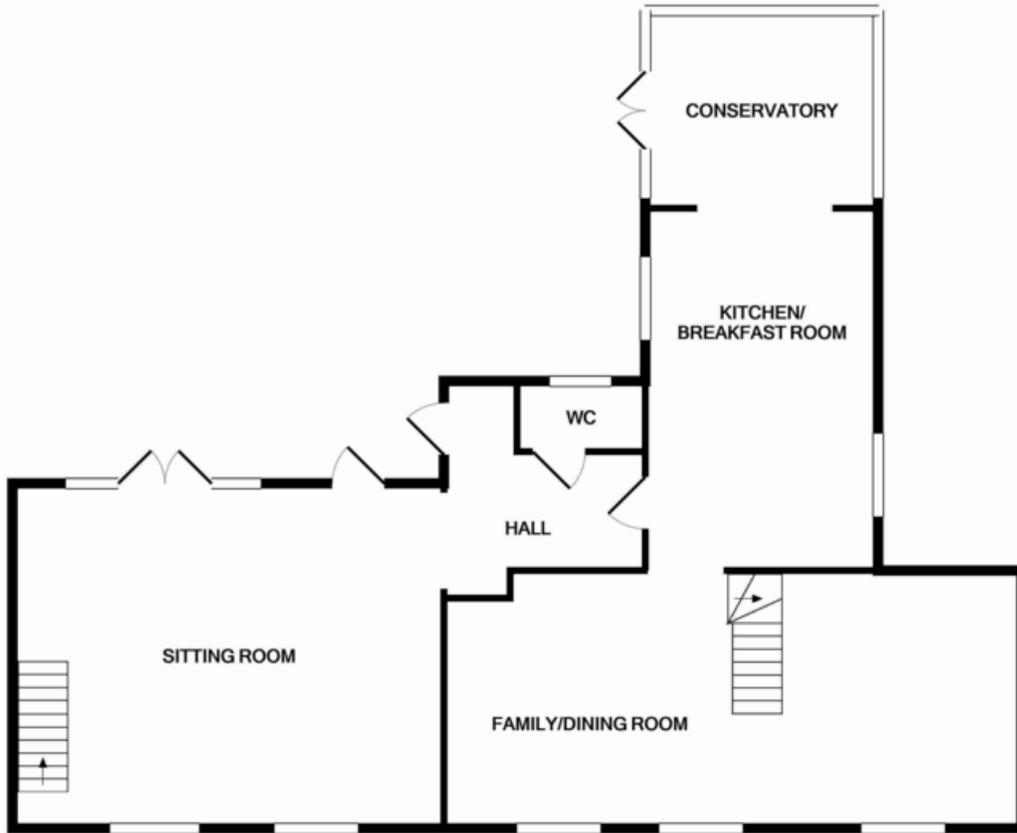
The property retains many period features including exposed beams and inglenook fireplace. Having been extended over a number of years, with the original cottage dating back to the 16th Century, it now provides generous accommodation with a 20ft. sitting room as well as a family/dining room and kitchen/breakfast room. It also has gas central heating, is predominantly double, parking for up to two cars and garden.

The L-shaped reception hall has a door to a cloakroom with WC and basin, and openings to all rooms. To the left hand side of the property is the sitting room which overlooks the rear garden and has impressive inglenook fireplace with wood burner and stairs to the first floor. To the right of the property, within the original cottage, is the family/dining room which also has stairs to the first floor along with exposed beams and timbers.

To the rear of the property is the kitchen/breakfast room which has a range of base and eye-level units, work surfaces and ceramic sink with space for a gas range style cooker with extraction fan above and space for other appliances. The kitchen opens into a conservatory which overlooks the garden and has double doors onto the patio.



This detached four bedroom period cottage is situated within the village of Great Blakenham and offers generous living accommodation.



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The first landing has doors off to three bedrooms and the bathroom with all bedrooms overlooking the side and rear. The family bathroom has a white suite of bath with shower over, WC and basin.

To the left hand side of the property, off the sitting room, is a further bedroom with exposed timbers and beams, vaulted ceiling with double glazed window to the side and velux window.



Reception hall

Cloakroom

6' 3" x 3' 6" (1.91m x 1.07m)

Sitting room

20' 4" x 16' 4" max (6.2m x 4.98m)

Family/dining room

27' 2" x 12' 3" max (8.28m x 3.73m)

Kitchen/breakfast room

17' 4" x 10' 2" (5.28m x 3.1m)

Conservatory

10' x 8' (3.05m x 2.44m)

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Particulars for 69 Gipping Road, Great Blakenham, Ipswich, IP6 0JA

Landing

Bedroom one

18' 6" x 10' 7" (5.64m x 3.23m)

Bedroom two

13' 3" x 12' 3" (4.04m x 3.73m)

Bedroom three

12' 10" x 6' 10" (3.91m x 2.08m)

Bedroom four

10' 4" x 9' 6" (3.15m x 2.9m)

Bathroom

9' 4" x 6' 3" (2.84m x 1.91m)

The outside

To the left of the property is a driveway providing parking for up to two cars with gate leading to the rear garden which has a raised lawn with patio area to the immediate rear of the property. The garden is enclosed by wooden fencing with wooden shed and bar.

Where?

The village of Great Blakenham has a number of local amenities nearby including Budgens and within the neighbouring village of Claydon are two public houses and a parade of shops. For the commuter it offers excellent access to the A12/A14 as well as good public transport links to Ipswich which offers a further range of amenities.

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Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

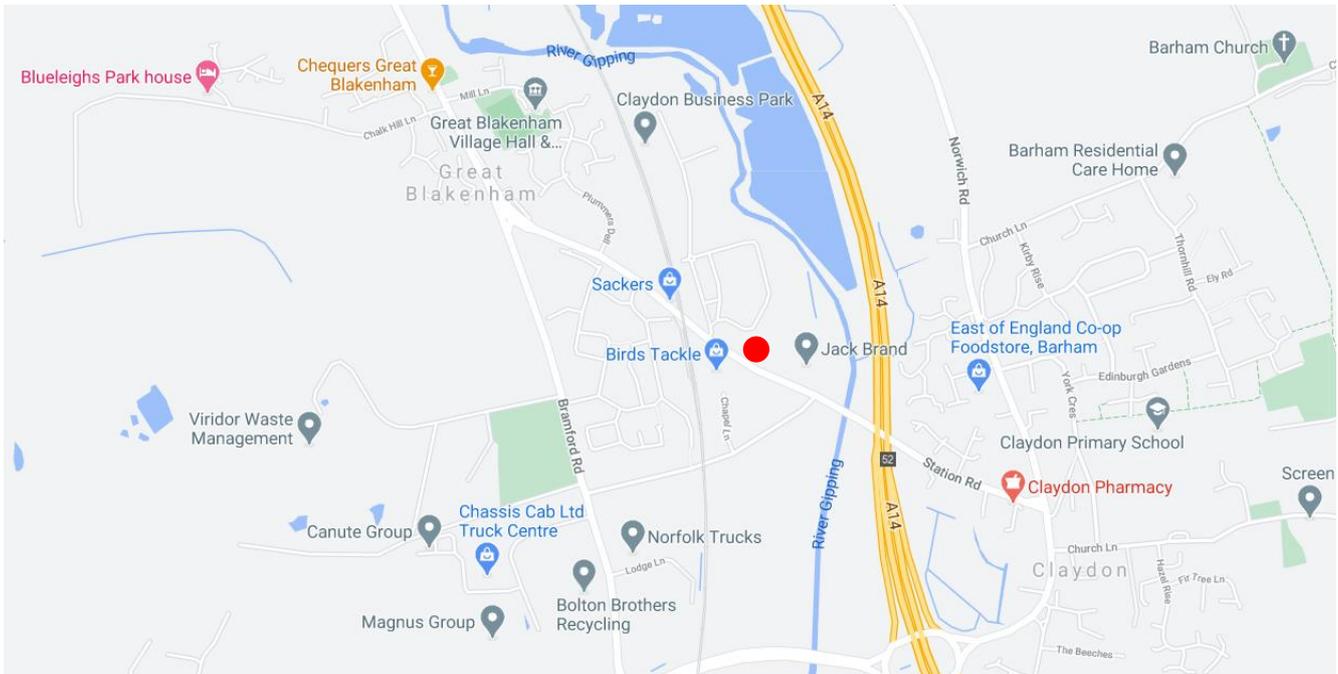
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700.



Directions

Leave Ipswich in a north westerly direction along Norwich Road, at the first roundabout take the third exit onto Bury Road and at the second roundabout, with Asda on the left, take the third exit signposted A14 heading towards Bury St. Edmunds. Take the first exit off the A14 signposted for Claydon and at the roundabout proceed back under the A14 and take fourth exit to Claydon village. Opposite the parade of shops turn left into Station Road which will become Gipping Road. The property can be found on the right hand side identified by a Fenn Wright board just before the railway crossing.

To find out more or book a viewing

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