

Palmer & Partners

Masons Drive, Great Blakenham,
Suffolk, IP6 0GE
Asking Price £300,000

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- Village Location
- Three Storey Townhouse
- Five Bedrooms
- En-Suite To Master
- Enclosed Rear Garden
- Parking To The Rear & Garage En Bloc



This modern five-bedroom three storey townhouse is situated in the popular village of Great Blakenham and benefits from a garage en bloc and parking to the rear. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, cloakroom, kitchen/breakfast room, lounge, master bedroom with en-suite shower room and second bedroom on the first floor, whilst to the second floor there are three further bedrooms and a family bathroom.

Communal charges £220 per annum

Great Blakenham is served by a wide range of village amenities including Public House, village hall, church, a parade of handy stores located in the adjacent village of Claydon and good local schooling. The village provides convenient access to the A14 commuter road link and has a regular bus service. The county town of Ipswich is close by with a mainline railway station providing direct links to London Liverpool Street Station.

Outside – Front: To the front of the property there are flowerbed and shrub borders either side of a path leading to the front door.
Front Door: Into:

Entrance Hall: Double-glazed window to the front aspect, radiator and stairs to the first floor.
Kitchen/Breakfast Room: *15'5" x 8' (4.7m x 2.44m)* Double-glazed window to the front aspect, radiator and fitted with a range of modern oak effect eye and base level units, square edge work surfaces, inset one and a half bowl sink and drainer, space for a larder fridge freezer, space for dishwasher, electric oven and gas hob with





extractor hood over, space and plumbing for washing machine.
Cloakroom: Two-piece suite comprising low level WC and hand wash basin, tiled splash back and radiator.
Lounge: *15'3" x 9'9" (4.65m x 2.97m)* Double glazed window to the rear aspect, french doors opening out to the rear garden and radiator.
First Floor Landing: Double glazed window to the front aspect, built in cupboard, radiator and stairs to the second floor.

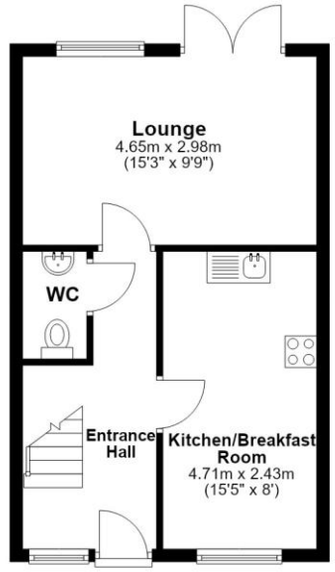
Bedroom One: *12'9" x 8'3" (3.89m x 2.51m)* Two double glazed windows to the rear aspect, two fitted wardrobes and radiator. Door to:
Ensuite: Three-piece suite comprising shower cubicle, pedestal hand wash basin and low level WC, tiled splash backs and radiator.
Bedroom Two: *11'2" x 8'1" (3.4m x 2.46m)* Double glazed window to the front aspect and radiator.
Second Floor Landing: Airing cupboard housing the boiler and doors to:

Bedroom Three: *11'6" x 9'5" (3.5m x 2.87m)* Double glazed window to the front aspect, radiator and built-in wardrobe.
Bedroom Four: *8'6" x 7'6" (2.6m x 2.29m)* Double glazed windows to the rear aspect and radiator.
Bedroom Five: *9'9" x 7'5" (2.97m x 2.26m)* Double glazed window to the rear aspect and radiator.
Bathroom: Three-piece suite comprising panel enclosed bath with shower over, low level WC and hand wash basin with storage beneath and part tiled walls.

Outside – Rear: The good size rear garden is enclosed by panel fencing and is predominantly laid to lawn with a path leading to a gate offering access to the garage en bloc to the rear. There is a wooden shed, raised beds, outside tap and outside power sockets.
Parking: The property comes with a garage en bloc with up and over door and parking to the rear.

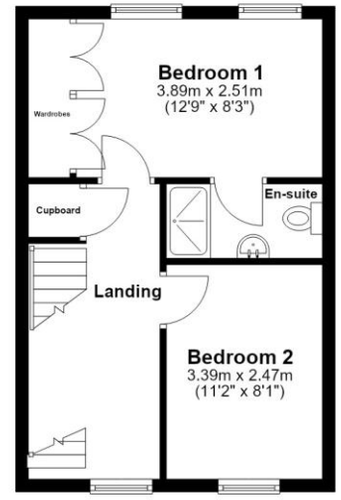
Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



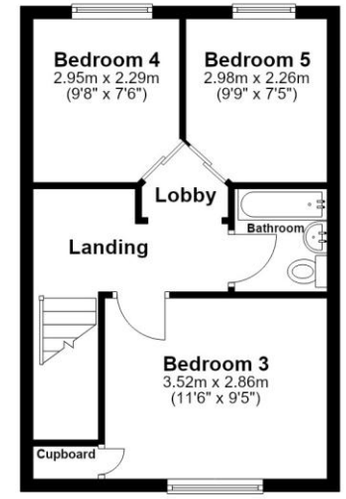
First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Second Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

5 Bedrooms, 2 Bathroom, 1 Reception,
EPC Rating: C
Council Tax Band: C





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