





The Circle,Great Blakenham Ipswich IP6 0FD

william h brown

welcome to

The Circle, Great Blakenham Ipswich

This well-presented, three bedroom, semi-detached family home offers spacious and modern accommodation throughout. Benefiting from three double bedrooms, an en suite to the master bedroom, a generous lounge/diner, a ground floor cloakroom, driveway parking and an enclosed rear garden.

Agents Note:
Please note there is an annual Management fee of £256 payable to Randall & Ritner on this property.

Entrance Hall

A spacious and welcoming entrance hall with hard-wearing wood effect tiled flooring
, radiator, an understairs storage cupboard
and a floor to ceiling, double glazed window to the front, flooding the space with natural light.

Cloakroom

Low level WC, pedestal wash hand basin, wood effect tiled flooring, radiator
, extractor fan
and double glazed window to the front.

Lounge/Diner

A particularly spacious, open plan living area, benefiting from the property's corner plot position and offering flexible space for both relaxing and entertaining.

Features include double glazed window to the front, patio doors opening onto the rear garden
, carpet flooring throughout
, two radiators,
TV point
, space for a dining table and an additional area, suitable for a home office or study setup.

Kitchen

A modern fitted kitchen benefiting from eye and base level units in high-gloss grey with light grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome flexi mixer tap, an integrated fridge/freezer, oven with gas hob and extractor hood, space and plumbing for a washing machine and dishwasher, tiled flooring, radiator, spotlights
, a boxed-in boiler, double glazed window to the front and an open plan layout to the dining area.

First Floor
Landing
Carpet
flooring, a storage cupboard
and loft hatch.

Master Bedroom

A spacious double bedroom benefiting from double glazed window to the rear, carpet
flooring, radiator and access to en suite shower room.

En Suite Shower Room

Low level WC, pedestal wash hand basin
, a double shower enclosure with glass screen
, tiled flooring, partly tiled walls, radiator
, spotlights, extractor fan and frosted double glazed window to the front.

Bedroom Two

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

Bedroom Three

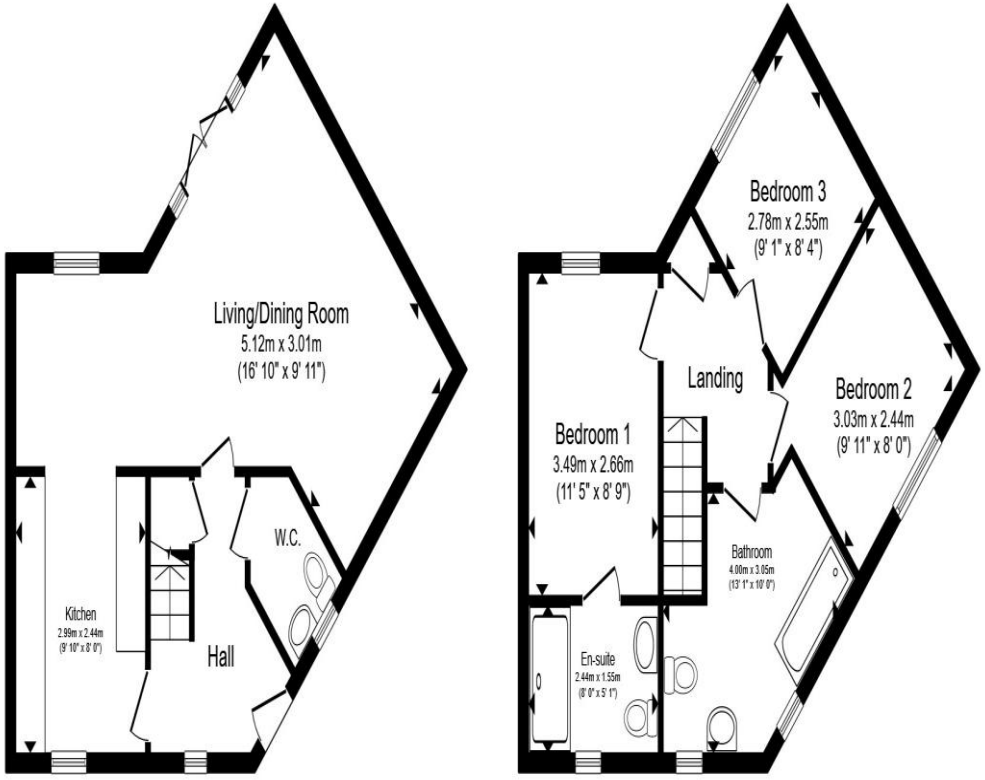
Double glazed window to the front, carpet flooring and radiator.

Family Bathroom

A spacious family bathroom fitted with low level WC
, pedestal wash hand basin
, a panelled bath with chrome mixer tap, tiled flooring, partly tiled walls
, radiator
, spotlights
, extractor fan
and two frosted double glazed windows to the front.

Outside:
Front Garden & Driveway
The property enjoys an attractive frontage, with a block paved driveway, providing tandem parking for two vehicles
, established hedging
, a decorative shingle area
, a pathway leading to the front entrance
and a side access gate to the rear garden.

Rear Garden
A well-maintained and fully enclosed rear garden benefiting from a wrap-around patio seating area, a lawned area, a decorative shingle area, raised flower beds with oak sleeper borders
, a shed, an outside tap, exterior lighting and a side access gate to the driveway.



Ground Floor **First Floor**

Total floor area 88.3 m² (951 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

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welcome to

The Circle,

Great Blakenham Ipswich

- Three double-bedroom semi-detached house
- Spacious lounge/diner
- Modern kitchen with integrated appliances
- Fully enclosed rear garden
- Driveway parking for two vehicles

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



£260,000

view this property online williamhbrown.co.uk/Property/IPS122064

The Property Ombudsman

Property Ref:
IPS122064 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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