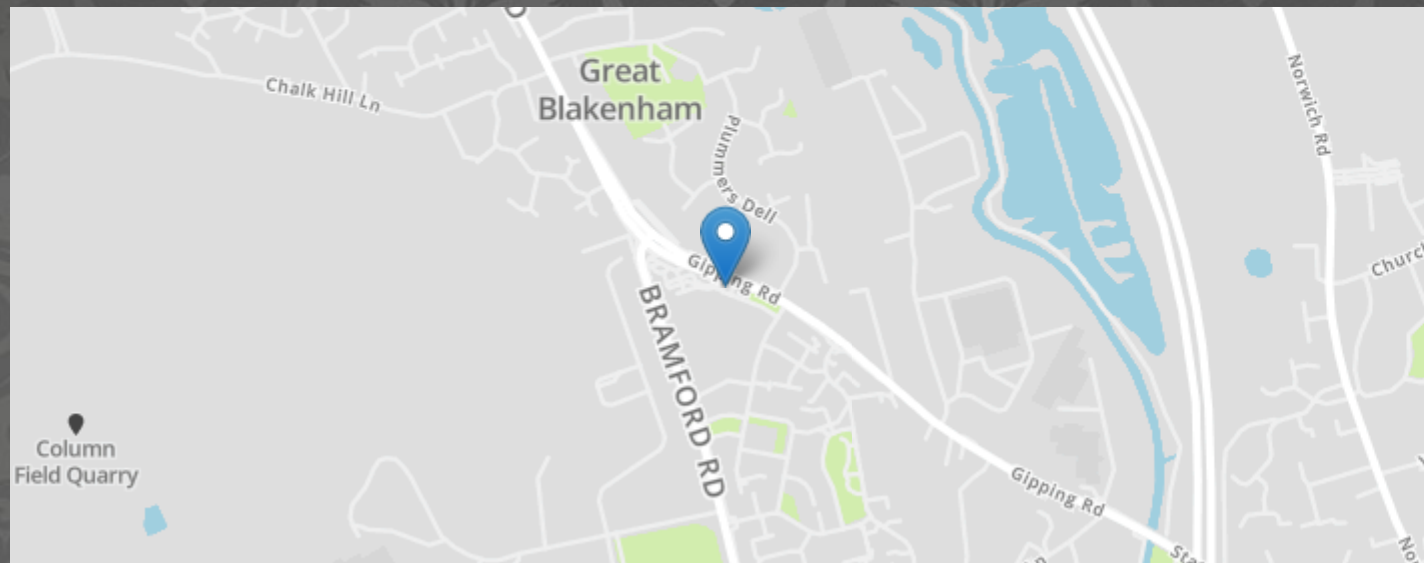


## Sandy Close, Great Blakenham, Ipswich



- EASY A14 ACCESS AND PLENTY OF LOCAL AMENITIES
- ENCLOSED & WELL MAINTAINED REAR GARDEN
- DETACHED
- OFF ROAD CAR PARKING
- GARAGE
- 3 DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- GREAT BLAKENHAM LOCATION
- CUL DE SAC LOCATION
- VENDOR HAS FOUND ONWARD

# MARKS & MANN

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contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Sandy Close, Great Blakenham, Ipswich

\*\*\*VENDOR HAS FOUND ONWARD\*\*\*

Marks & Mann are happy to be bringing to market this very well presented THREE BEDROOM DETACHED house with a driveway for multiple cars in the desirable location of GREAT BLAKENHAM. Decorated throughout with modern décor. Three double bedrooms with an en-suite and built in wardrobe to main bedroom and a modernised bathroom. Good size enclosed rear garden with laid to lawn area and patio, gas central heating with yearly serviced boiler, loft is insulated. \*\*\*EARLY VIEWING RECOMMENDED\*\*\*

**£300,000 Guide Price**



Sandy Close, Great Blakenham, Ipswich

Lounge

3.43m x 5.50m (11' 3" x 18' 1")  
A very good sized living space with hard wood flooring. This room also benefits from a bay window allowing for plenty of natural light to enter the room.

Kitchen/Dining Room

3.37m x 5.50m (11' 1" x 18' 1")  
A modern kitchen with an intergrated hob, oven and Fridge/Freezer with more than enough space for other white goods. Laminate flooring with access into the garden through french doors.

Bathroom

2.12m x 1.68m (6' 11" x 5' 6")  
A stylish three piece suite with part tiled walls and laminate flooring. A neutral decor allowing for any prospective buyer to put their own stamp on the property.

Bedroom 3

3.12m x 2.71m (10' 3" x 8' 11")  
A good sized double bedroom with plenty of size for storage units as well as a large double glazed window giving the room a bright aspect.

Bedroom 2

3.12m x 2.71m (10' 3" x 8' 11")

A good sized double bedroom with a good outlook onto the rear garden. Plenty of space for storage units as well.

Bedroom 1

3.00m x 3.62m (9' 10" x 11' 11")  
A very good sized double bedroom with a neutral decor and a feature wall. Two built-in wardrobes as well. Has access into the En-Suite

En-Suite

3.00m x 1.79m (9' 10" x 5' 10")  
A shower room en-suite with a WC and wash basin. Partially tiled walls and laminate flooring.

Important Information

Tenure – Freehold.  
Services – we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band D.  
EPC rating B.  
Our ref: JS.

Directions

Using a SatNav, please use IP6 0GQ as the point of destination.

Sandy Close, Great Blakenham, Ipswich

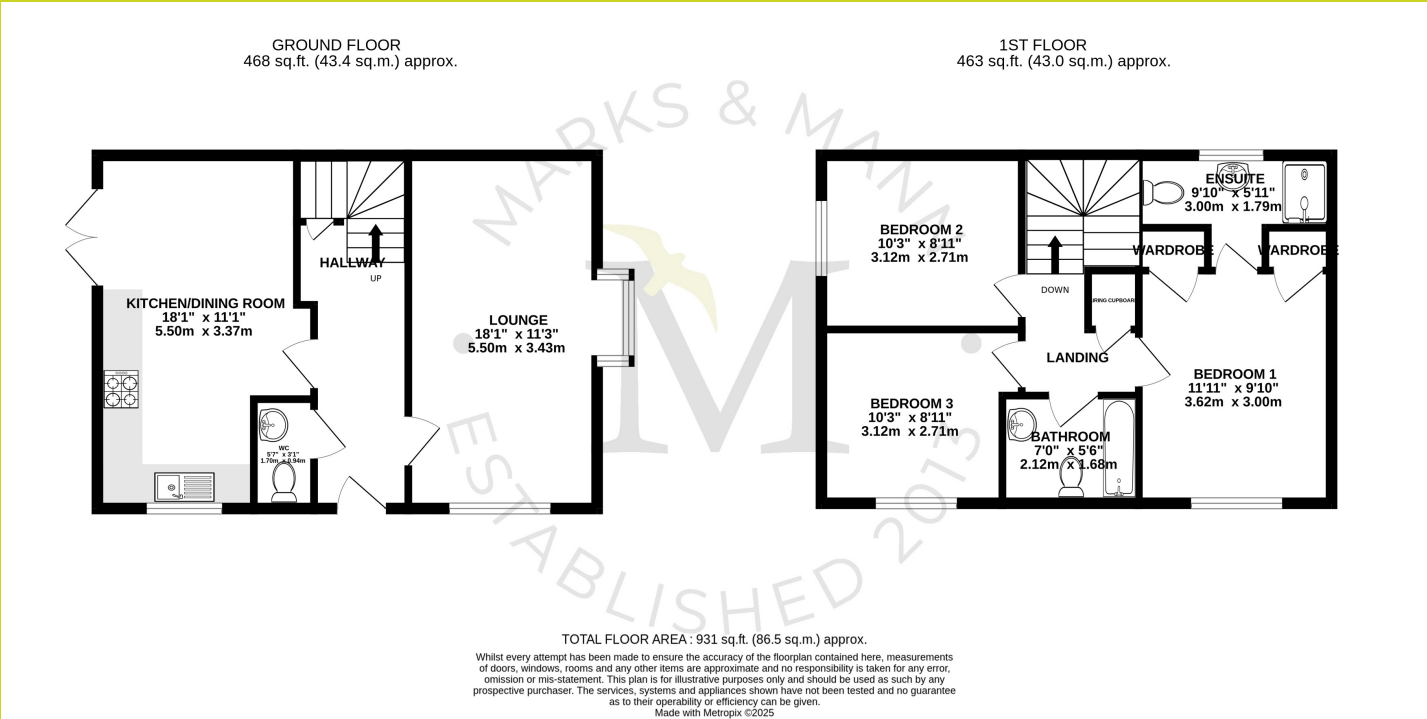
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement

in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

