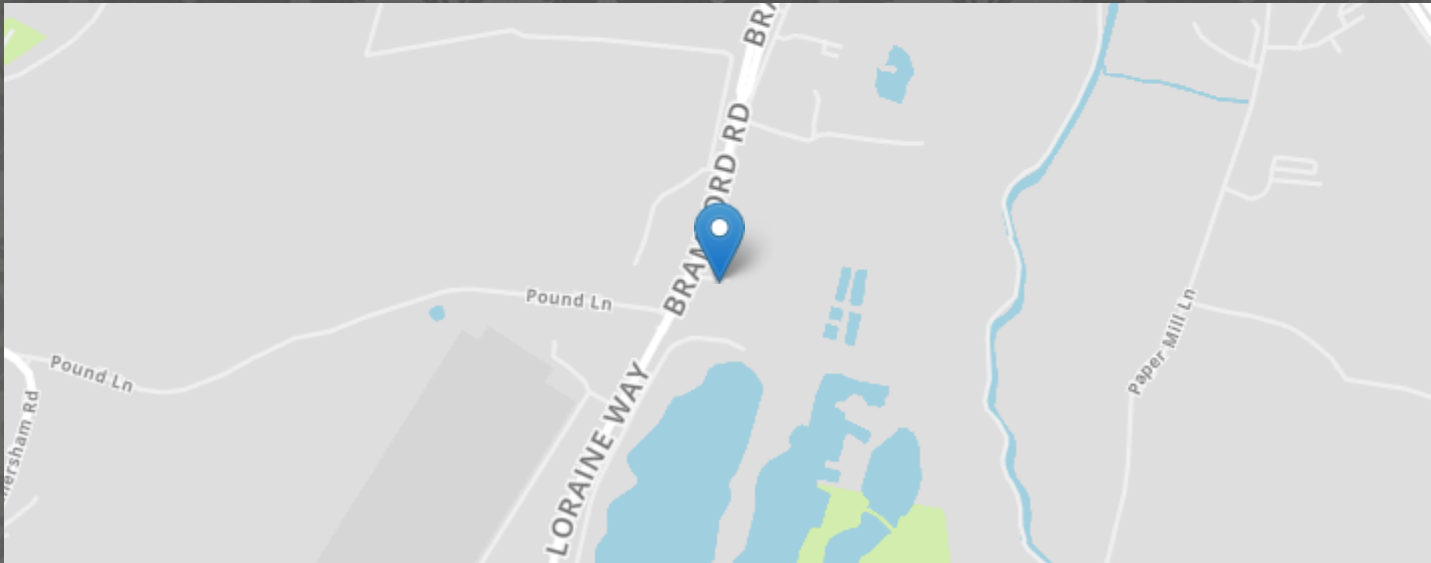


The Common, Little Blakenham, Ipswich



- LOCATED IN A SECLUDED, PEACEFUL SMALL HAMLET
- BEAUTIFUL, EXTENDED SEMI-DETACHED FOUR BEDROOM PERIOD COTTAGE
- LIVING ROOM AND SITTING/GARDEN ROOM WITH VAULTED CEILING
- SEPARATE UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM
- TRADITIONAL CHARM WITH MODERN CONVENIENCE
- EASY ACCESS TO A14/A12
- BACKING ONTO SUFFOLK WATER PARK
- BESPOKE, HANDMADE OAK KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE WITH GUEST SUITE ABOVE
- EN-SUITE TO BEDROOM ONE AND FAMILY SHOWER ROOM
- ELECTRIC CAR CHARGING POINT



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The Common, Little Blakenham, Ipswich

Located in a PEACEFUL LOCATION, backing onto SUFFOLK WATER PARK, is this BEAUTIFUL, EXTENDED SEMI-DETACHED FOUR BEDROOM PERIOD COTTAGE with GENEROUS GARDENS, DOUBLE GARAGE with GUEST SUITE above and PARKING. Offering TRADITIONAL CHARM with MODERN CONVENIENCE, the stylish accommodation comprises entrance hall, BESPOKE HANDMADE kitchen/breakfast room, UTILITY ROOM, downstairs shower room, LIVING ROOM and SITTING/GARDEN ROOM with VAULTED CEILING, with FOUR BEDROOMS, an EN-SUITE to bedroom one, and a family shower room upstairs. An early viewing is strongly advised to appreciate the QUALITY of accommodation on offer.

£475,000

The Common, Little Blakenham, Ipswich

Entrance hall	
Underfloor heating with doors to the kitchen, sitting room and utility room, as well as an external door to side, giving access to the side garden/grounds.	
Kitchen	
4.20m x 3.07m (13' 9" x 10' 1") Dual aspect room with bay window to front and window to side, with space for a family breakfast table. This fantastic room features a range of beautiful, handmade, bespoke Oak base and eye level units with solid Iroko worktops over, butler sink, Miele built-under oven and five ring gas hob with extractor over and Samsung combination oven. The kitchen also benefits from a variety of integrated appliances, including a Neff fridge, Miele freezer and Miele dishwasher. Open through to:	
Sitting room	
4.20m x 3.80m (13' 9" x 12' 6") Feature wood burning stove, space for a comfy seating area, stairs to the first floor, and bi-fold doors to:	
Family room	
3.40m x 5.20m (11' 2" x 17' 1") Fantastic, south-facing sitting room with vaulted ceiling and windows and French doors to rear, overlooking and leading into the garden. This beautiful room has an abundance of natural light and benefits from underfloor heating, with space for a family dining table and comfy sofa/seating area.	
Utility room	
1.90m x 1.70m (6' 3" x 5' 7") Window to side, range of matching base units, sink, heated towel radiator, space and plumbing for a washing machine and door to:	
Downstairs shower room	
Window to rear, underfloor heating, shower cubicle, hand wash basin and WC.	

First floor landing
Doors to bedrooms one, bedroom four/study and the family shower room.

Bedroom one
3.27m x 3.85m (10' 9" x 12' 7") (max) Window to rear overlooking the garden, door to:

En-suite bathroom
1.41m x 1.55m (4' 8" x 5' 1") Panel enclosed bath with shower over, hand wash basin, WC and heated towel radiator.

Bedroom four/study
2.77m (9' 1") max x 3.03 (9' 11") Window to front, open landing bedroom/study, open through to:
Inner hall
Window to front and doors to bedrooms two and three.
Bedroom two
4.70m x 3.10m (15' 5" x 10' 2") Window to rear overlooking the garden.
Bedroom three
3.50m x 2.30m (11' 6" x 7' 7") Window to front.
Family shower room
1.24m x 2.15m (4' 1" x 7' 1") Window to front, double shower, hand wash basin and WC.
Double garage with guest suite
6.82m x 6.00m (22' 5" x 19' 8") Two up and over doors, with light and power connected. Access to outside cloakroom/WC, ideal for when enjoying the outdoors in the summer months.
Guest Suite
5.70m (18' 8") max x 4.70m (15' 5") An external staircase leads to the guest suite which comprises of open-plan sitting/dining room/bedroom with a family bathroom, including a bath with shower over, hand wash basin and WC. This self contained unit would make an ideal studio/home office also, as well as potential holiday letting/Airbnb, subject to consents.

Outside
The property backs onto Suffolk Water Park with views across the water. Accessed down a private lane, there is a path leading to the front door. An electric door/gate gives access to the car port, which in turn leads to the private rear garden, double garage with guest suite and substantial parking area.
Guest Suite
The south facing garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with a five bar gate leading to the generous rear garden which has been predominately laid to lawn with mature flower, plant, shrub and tree borders, enclosed by wooden fencing. There is a timber summerhouse, which we understand is to remain.



The Common, Little Blakenham, Ipswich

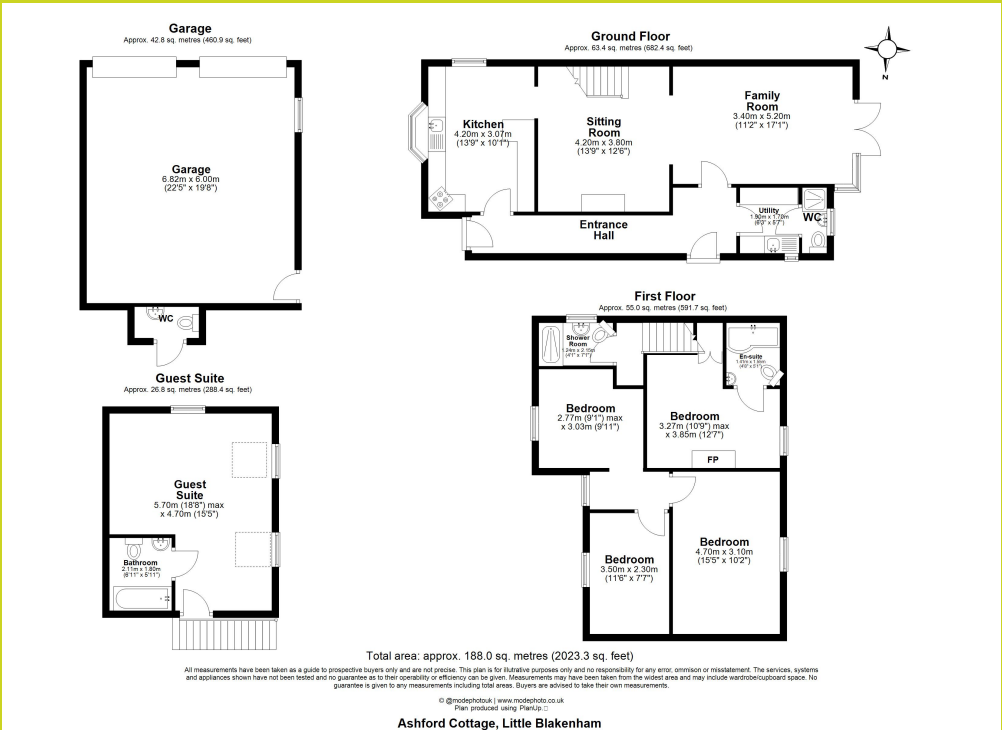
Important information
Tenure - Freehold. Services - we understand that mains gas, electricity, water are connected to the property. The property has its own private cesspit for drainage. Council tax band A. EPC rating D. Our ref: SM/elr.

Location
The property is situated down a secluded, private lane, in a small hamlet known as "The Common", backing onto Suffolk Water Park, between the popular villages of Claydon and Bramford. Both villages benefit from a variety of amenities, including local shops, a post office, pharmacy and public houses, as well as primary and secondary schools. Suffolk's county town, Ipswich, is just three miles away where you can find both national and independent shops, coffee houses, bars and restaurants. For the commuter, the A14 is within close proximity, with connections to the A12, as well as a mainline railway station with a direct link to London Liverpool Street.

Directions
Using a SatNav, please use IP8 4JX as the point of destination.

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	