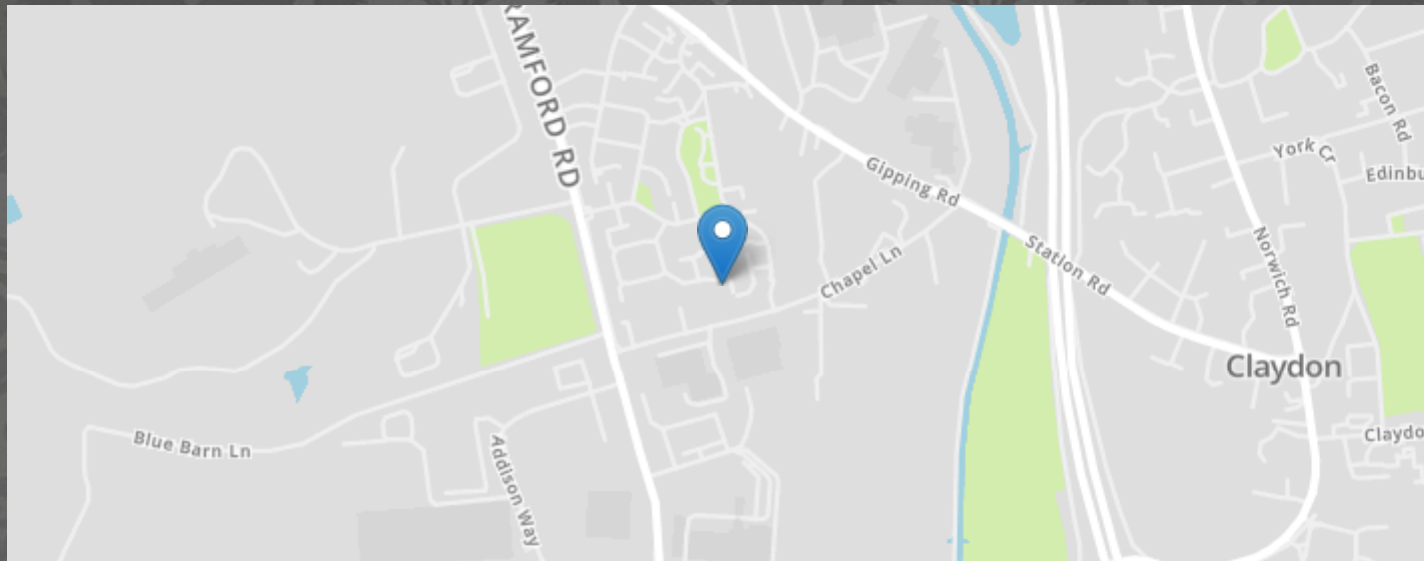


## Limestone Close, Great Blakenham, Ipswich



- OFF ROAD PARKING
- CLOAKROOM
- WELL PRESENTED
- IDEAL LOCATION
- GARDEN
- DOUBLE GLAZING
- WELL KEPT
- CLOSE TO A14

# MARKS & MANN

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# MARKS & MANN



## Limestone Close, Great Blakenham, Ipswich

Guide price £260,000 to £270,000 Introduced to the market for sale is this exceptionally well kept and well presented three bedroom detached home. The property is located in an ideal location close to amenities and gives easy access to the A14.

Internally the property benefits from, on the ground floor: Entrance hall, kitchen, dining room, living room and cloakroom. To the first floor: Landing, bedroom one which features an En-suite, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking for multiple vehicles and garden to the rear aspect.

Call now to register your interest and arrange a private first hand viewing.

**£260,000 Guide Price**



Limestone Close, Great Blakenham, Ipswich

Entrance hall

Double glazed window to front aspect, radiator, door to front aspect.

Cloakroom

Low-level WC, hand wash basin, radiator, extractor fan, double glazed window to the front aspect.

Kitchen/diner

18' 3" x 16' 7"  
Sink/draining board, integrated fridge freezer, electric oven and gas hob, extractor, radiator, ceiling spotlights, double glazed window to the front aspect, double glazed window to rear aspect.

Living room

16' 7" x 12' 8"  
Dual aspect with window to the front and rear aspect, door opening out to the rear garden, radiator.

Landing

Storage cupboard, loft access.

Bedroom one

11' 8" x 8' 8"  
Double glazed window to the rear aspect, radiator.

En-suite

Shower cubicle, low-level WC, hand wash basin, radiator; ceiling spotlights, extractor fan, double glazed window to the front aspect.

Bedroom two

9' 0" x 8' 5"  
Double glazed window to the rear aspect, radiator.

Bedroom three

10' 0" x 8' 1"  
Window to the side aspect, radiator.

Bathroom

Bath, low-level WC, hand wash basin, radiator, ceiling spotlights, double glazed window to the front and side aspect.

Garden

Decking area, pond, patio, lawn.

Outside

Off road parking to front aspect, garden to rear aspect.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

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

Important information

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

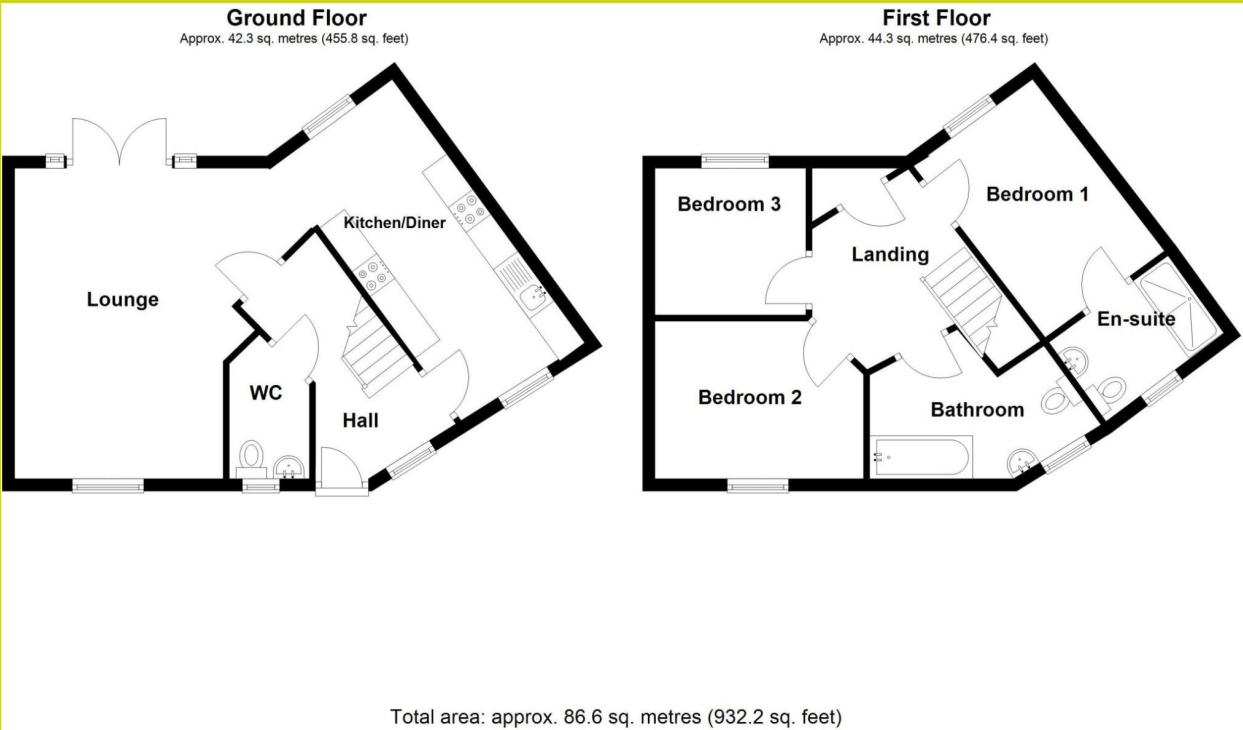
Limestone Close, Great Blakenham, Ipswich

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

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.

Council Tax Band  
At the time of writing the council tax band for this property is band B.



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

