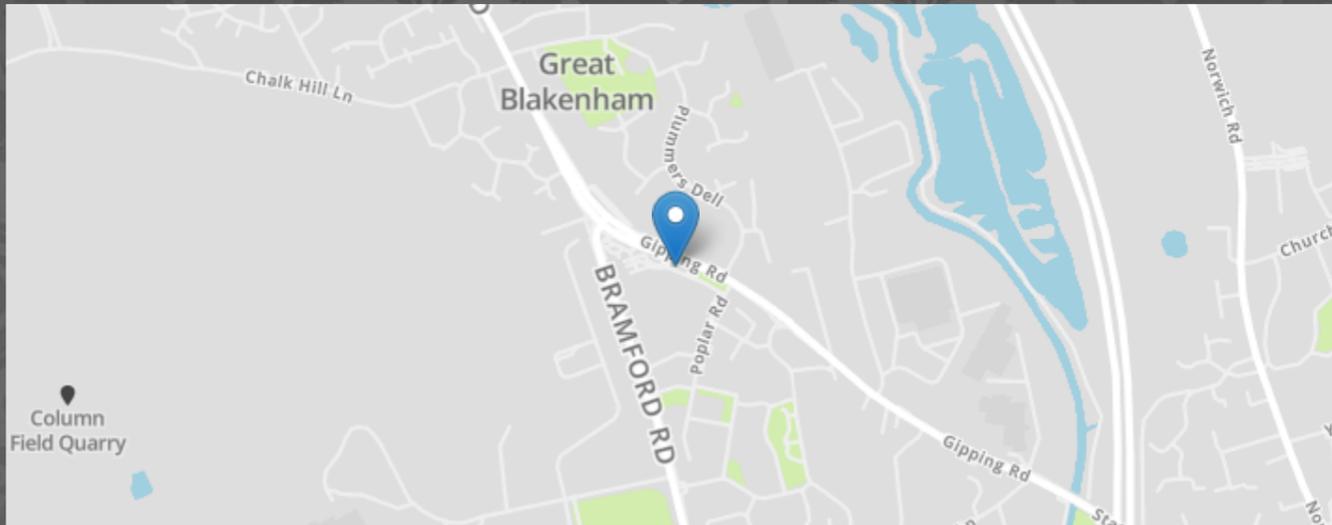


Sandy Close, Great Blakenham, Ipswich



- 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

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Sandy Close, Great Blakenham, Ipswich

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***

£315,000 Guide Price

Sandy Close, Great Blakenham, Ipswich

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.

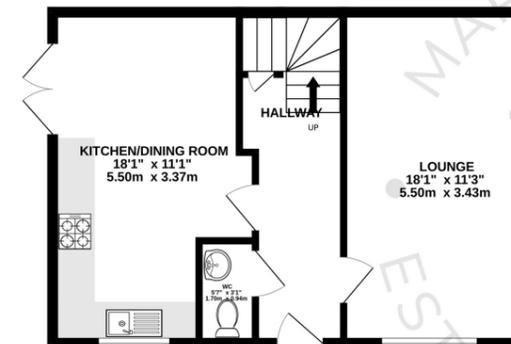
Disclaimer

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.

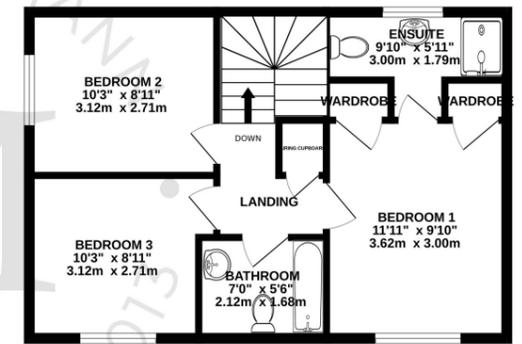
Anti Money Laundering Regulations

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.

GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	