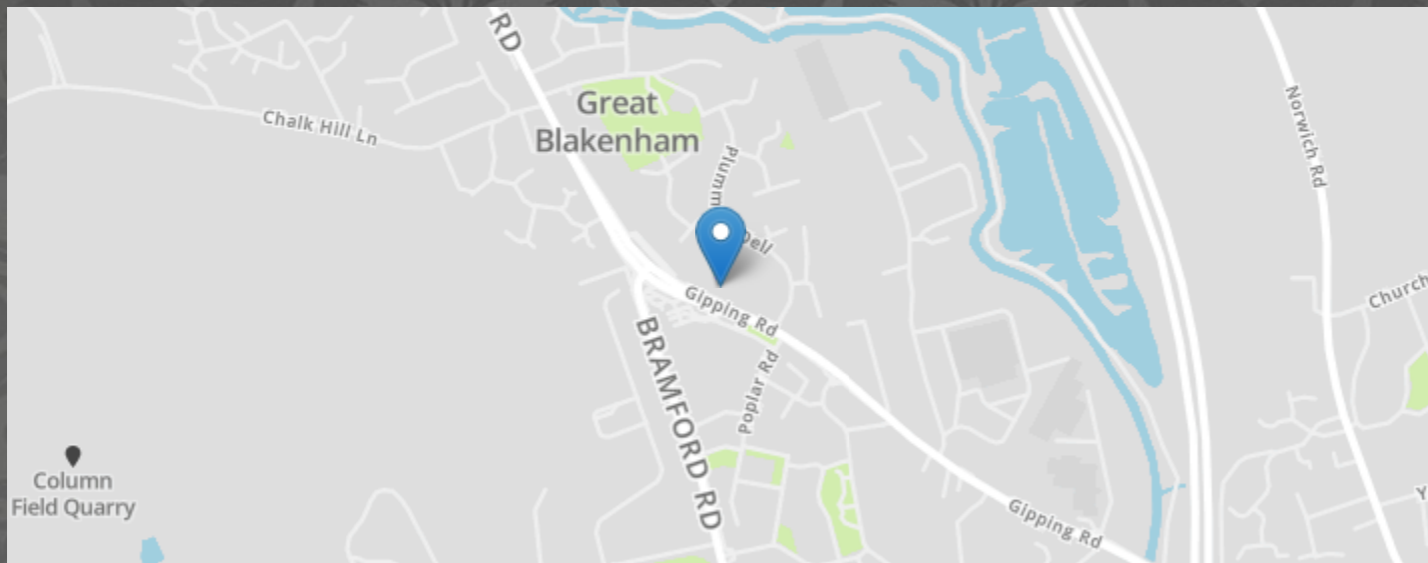


Gipping Road, Great Blakenham, Ipswich



- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER
- GARAGE CONVERTED TO WORK SPACE/OFFICE
- LOUNGE
- PARKING FOR 6/7 CARS
- DOWN STAIRS BATHROOM
- DOUBLE GLAZED WINDOWS
- GARAGE

**MARKS & MANN**

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**MARKS & MANN**



### Gipping Road, Great Blakenham, Ipswich

A fantastic opportunity to purchase this exceptionally well kept and well presented four bedroom detached family home. Positioned in an ideal location with useful access to the A14

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, open plan - kitchen, diner and utility which benefits from integrated appliances, shower room and wc. On the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four and family bathroom. Externally the property benefits from off road parking plus a single garage for storage and a generous 150ft rear garden.

Call now to register your interest and arrange a viewing.

**£475,000 Offers in Excess of**

# Gipping Road, Great Blakenham, Ipswich

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## Porch

0.88m x 2.52m (2' 11" x 8' 3") Sliding, double glazed patio door, tiled flooring underfoot.

## Entrance Hall

4.25m x 1.85m (13' 11" x 6' 1") Two full length double glazed panels beside front door, spotlights, coving, 2 radiators, understairs cupboard, double glazed window to rear, laminate flooring underfoot

## Open plan Kitchen/Diner/Utility

7.25m x 3.38m (23' 9" x 11' 1") Double aspect with double glazed windows to front and rear, Skylight in utility, laminate worktop, high gloss units wall and floor mounted, built in dishwasher, plumbing for washing machine available, induction hob, 1.5 sink with drainer, built in double oven.

## Lounge

6.27m x 3.88m (20' 7" x 12' 9") Fixed lighting, coving, Brick fireplace with oak wood top, Double glazed patio door to rear and double glazed window to front.

## Office/Sitting Room

4.97m x 2.56m (16' 4" x 8' 5") Double glazed window to front, loft hatch, cupboard, radiator and tv port.

## WC

1.87m x 0.86m (6' 2" x 2' 10") Partially tiled white sink basin, low level WC and tiled flooring.

## Shower Room

1.86m x 1.66m (6' 1" x 5' 5") Extractor Fan, Double Glazed Window to rear, Double shower cubicle, Chrome heated towel rail, Partially tiled white sink basin, Low level WC, Tiled flooring.

## Garage

6.54m x 2.47m (21' 5" x 8' 1") Single, Up and over door, gate leading to additional storage, double glazed window to rear

## Bedroom One

3.52m x 3.91m (11' 7" x 12' 10") Double Glazed window to front, Radiator, Built in Wardrobes.

## Bedroom Two

3.39m x 3.44m (11' 1" x 11' 3") Double Glazed window to rear, Radiator, Built in Wardrobes

## Bedroom Three

2.71m x 3.42m (8' 11" x 11' 3") Double Glazed window to front, Radiator, built in wardrobe

## Bedroom Four

2.76m x 3.88m (9' 1" x 12' 9") Double Glazed window to rear, Radiator, Built in wardrobes

## Family Bathroom

1.84m x 3.05m (6' 0" x 10' 0") Double Glazed window to rear, Radiator, Partially tiled pedal stool wash basin, Low level WC, P shaped Bath with shower attachment, Tiled Flooring.

## Disclaimer

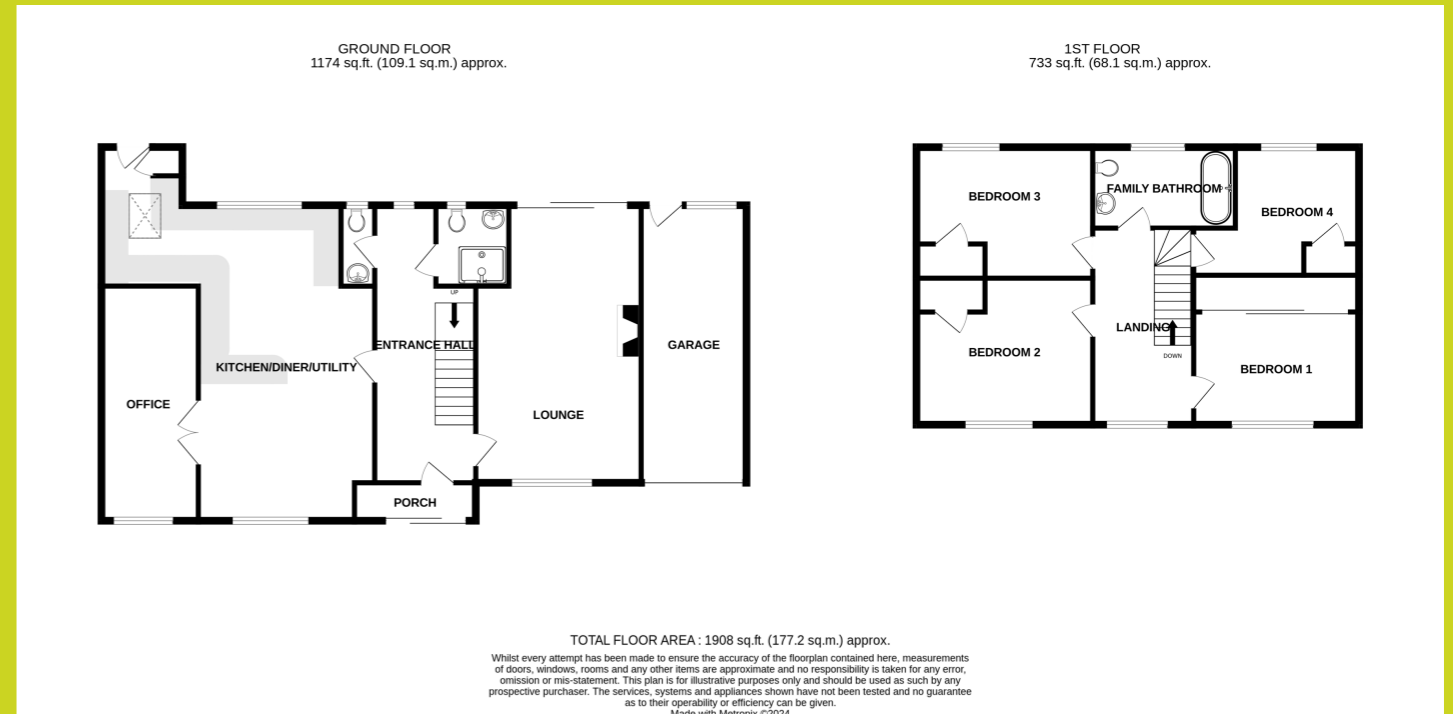
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## Money Laundering Regulations

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 instruction the council tax band for this property is Band E



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

