



Rock Estates



The Circle,
Great Blakenham, Ipswich, IP6 0FD

Guide price £260,000



The Circle

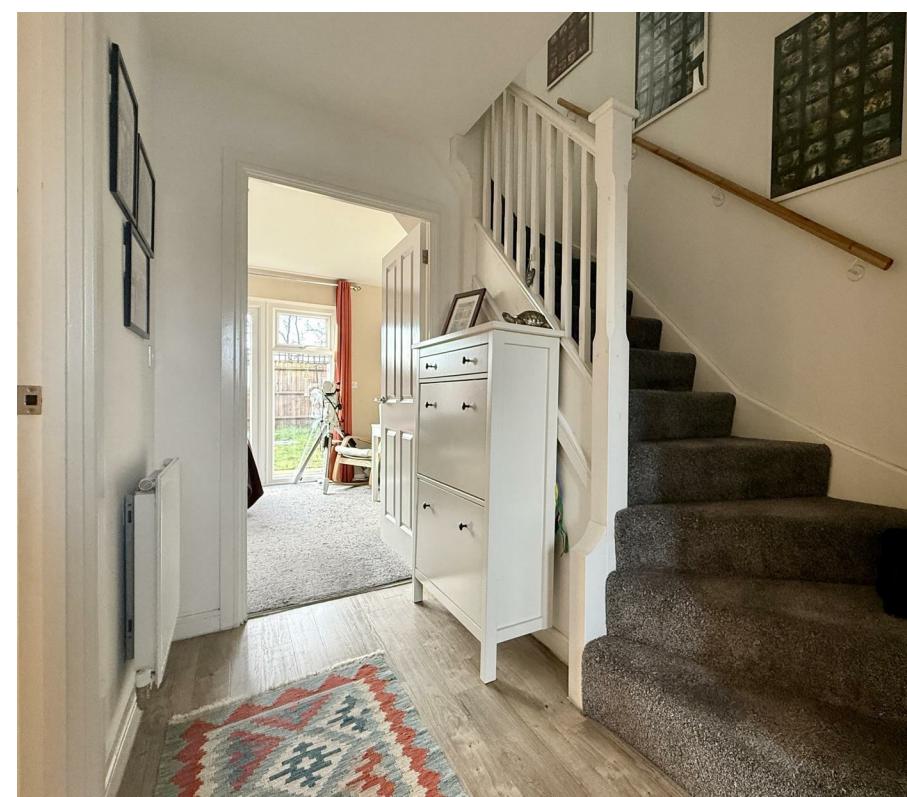
Great Blakenham, Ipswich, IP6 0FD

- Semi-Detached House
- Spacious Living Room
- Cloakroom & First Floor Bathroom
- Private Rear Garden
- Popular Great Blakenham Location
- Kitchen/ Diner
- Ample Storage Cupboards
- Three Bedrooms
- Off Road Parking For Two Cars
- Easy Access to Amenities & A14 Travel Links

Situated on the popular Blakenham Fields development, this charming semi-detached home offers a perfect blend of modern living and practical functionality.

The property welcomes you with an inviting entrance hall and a convenient cloakroom, leading into a contemporary kitchen/diner complete with a range of integrated appliances, generous cupboard space, and ample worktops making it ideal for family life and entertaining. The spacious living room benefits from air conditioning and overlooks the rear garden providing a comfortable and bright space for relaxing. On the first floor, there are three well-proportioned bedrooms, two of which benefit from air conditioning. A modern three-piece family bathroom completes the first floor accommodation. Outside, the low-maintenance rear garden is predominantly laid to lawn and includes a handy storage shed and an outside tap. To the front, there are two off-road parking spaces.

Great Blakenham is a thriving village with excellent nearby local amenities including a local convenience store, regular bus services and an abundance of public footpaths to explore the Suffolk countryside. The village of Claydon is approximately half a mile away and offers a range of independent shops, post office, and public houses, as well as a primary and secondary school. The area is well connected to nearby towns such as Ipswich and Stowmarket, both offering further shopping, dining, and leisure opportunities, as well as mainline railway links to London's Liverpool Street making it a highly desirable location for families and professionals alike.





Front

Brick paved driveway with path leading to front entrance door.

Entrance Hallway

Oak effect flooring. Stairs to first floor. Radiator. Doors to:

Kitchen/ Diner

13'8" x 8'0" (4.19m x 2.46m)

Double glazed window to front. Range of wall and floor mounted units and drawers. Laminate worktop with matching up-stand. Inset stainless steel sink with 1 1/4 drainers and mixer tap over. Space for tumble dryer. Integrated washing machine, fridge freezer and slim-line dishwasher. Inset gas hob with extractor hood over. Electric oven. Wall mounted gas boiler. Oak effect flooring. Spotlights. Radiator.

Cloakroom

Double glazed window to front. Low level W.C. Pedestal hand wash basin. Oak effect flooring. Extractor fan. Radiator.

Living Room

15'8" x 11'1" (4.78m x 3.38m)

Double glazed patio doors with side window panels to rear garden. Under stairs storage cupboard. Air conditioning unit. Radiator.

Landing

Two storage cupboards. Loft hatch. Doors to:

Bedroom One

12'2" x 8'7" (3.73m x 2.62m)

Double glazed window to rear. Air conditioning unit. Radiator.

Bedroom Two

9'5 x 8'6 (2.87m x 2.59m)

Double glazed window to front. Air conditioning unit. Radiator.

Bedroom Three

8'6 x 6'10 (2.59m x 2.08m)

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. Bath with shower over and glass shower screen. Low level W.C. Pedestal hand wash basin. Part tiled walls. Oak effect flooring. Extractor fan. Spotlights. Radiator.

Rear Garden

The rear garden is predominantly laid to lawn and is fully enclosed with wooden fencing. There is a useful storage shed, outside tap and gate to the side providing access to the front of the property.

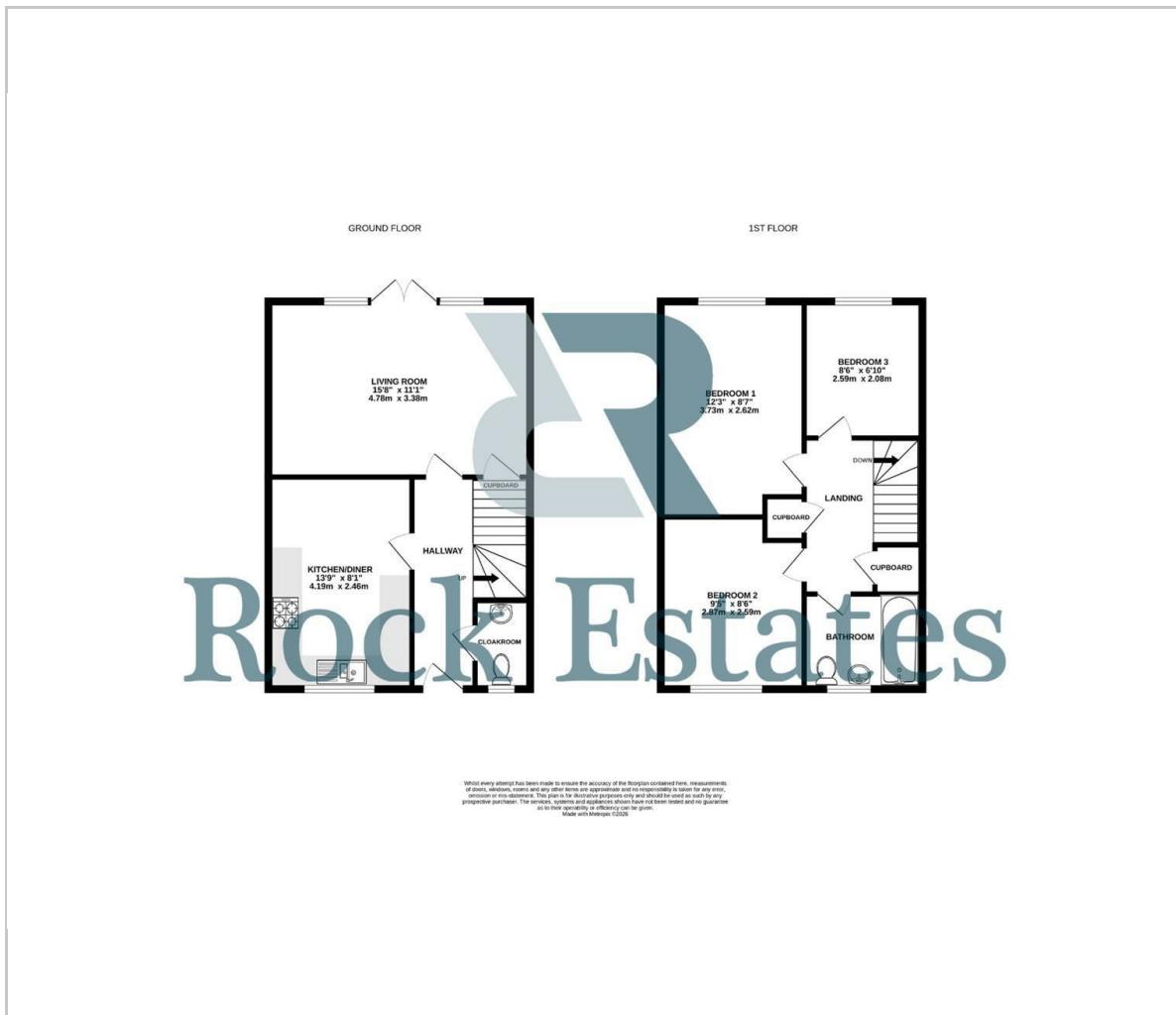
Parking

Two off road parking spaces to the front of the property.

Agents Note

We have been advised by the current vendors that they pay a maintenance fee of approximately £350 per year for site maintenance.

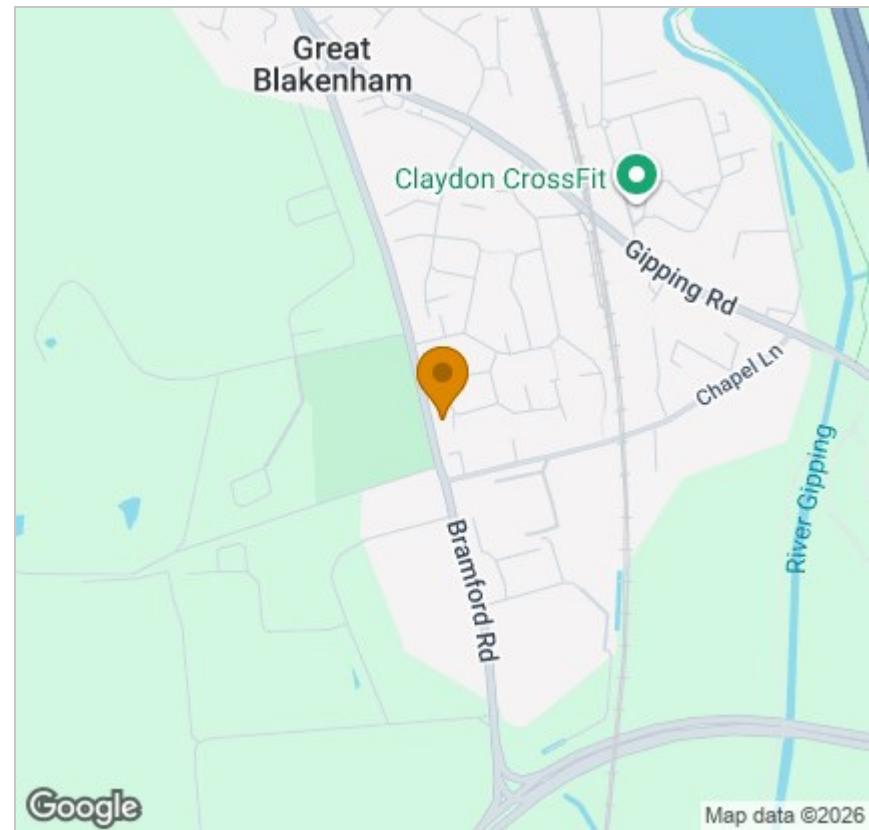
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.