



28 Limestone Close, Great Blakenham, IP6 0FG

Great Blakenham has a public house and a regular bus service. The larger village of Claydon is approximately half a mile and offers a range of shops, post office, public houses, primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to The A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

Double glazed door to

ENTRANCE HALL:

Tiled floor flowing through to the kitchen and cloakroom. Radiator and doors off.

CLOAKROOM:

Tiled floor, W.C, hand wash basin, radiator and double glazed window to front.

KITCHEN: 9'8 x 6'4 (2.95m x 1.93m)

Double glazed window to front, range of wall and base units, sink and drainer, worktops, gas hob, electric oven and extractor hood, integrated fridge/freezer, washing machine & dishwasher, drawers, part tiled walls, spot lighting, tiled floor and a radiator. Combi boiler in cupboard.

LOUNGE/DINER: 16'6 x 13'11 (5.03m x 4.24m)

Double glazed double doors and windows to garden, radiators, door to large under stairs cupboard with fitted shelving.

1st FLOOR LANDING:

Doors off, loft access.

BEDROOM ONE: 10'6 x 10'5 (3.20m x 3.18m)

Double glazed window to front, radiator, door to

EN-SUITE:

Double glazed window to front, shower cubicle, W.C, hand wash basin, radiator.

BEDROOM TWO: 13'11 x 8 (4.24m x 2.44m)

Double glazed window to rear, feature panelled wall, built in wardrobe and radiator.

BATHROOM:

Bath with part tiled walls and mixer shower tap, hand wash basin with tiled splash back, W.C, tiled floor, extractor fan and a radiator.

OUTSIDE:

To the front is a block paved driveway providing off road parking for 2 cars. Side pedestrian access leads to rear garden via a gate.

The rear garden enjoys a patio, artificial lawn and a shed. Enclosed by a fence.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

