



GRACE
ESTATE AGENTS

Elm Close, Ipswich,
£300,000



GRACE ESTATE AGENTS are delighted to present this modern and well-presented detached three-bedroom home is ideally located in the sought-after village of Great Blakenham and is offered end of chain, making for a smooth and straightforward purchase.

The ground floor features a spacious open-plan kitchen/diner, perfect for everyday living and entertaining, complemented by a separate utility room and a convenient downstairs cloakroom. The layout is practical, light-filled, and designed for modern lifestyles.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with ensuite, alongside a contemporary family bathroom.

Externally, the home benefits from off-road parking and a single garage, while the overall design ensures a low-maintenance finish, ideal for busy households or those seeking an easy-care property.

A fantastic opportunity to acquire a modern home in a desirable location — early viewing is highly recommended.

Entrance Hall

Radiator, stairs to the first floor, access to the lounge and kitchen/dining room.

Lounge

18'4" x 10'2" (5.60 x 3.10)

Double-glazed window to front aspect, double-glazed French doors opening out to the garden and two radiators. Six cable from lounge to bedroom three with RJ45 connection points for to provide wired internet connection to home office, console or smart TV or second router to enhance WIFI coverage.

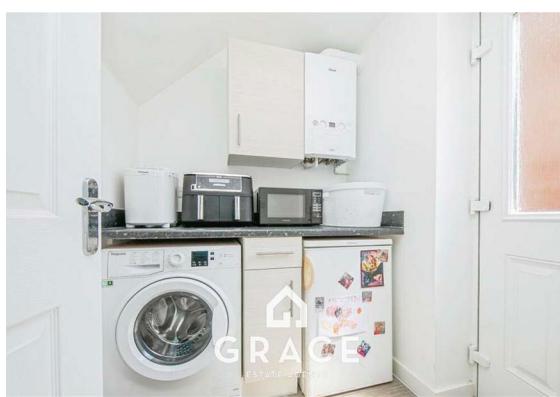
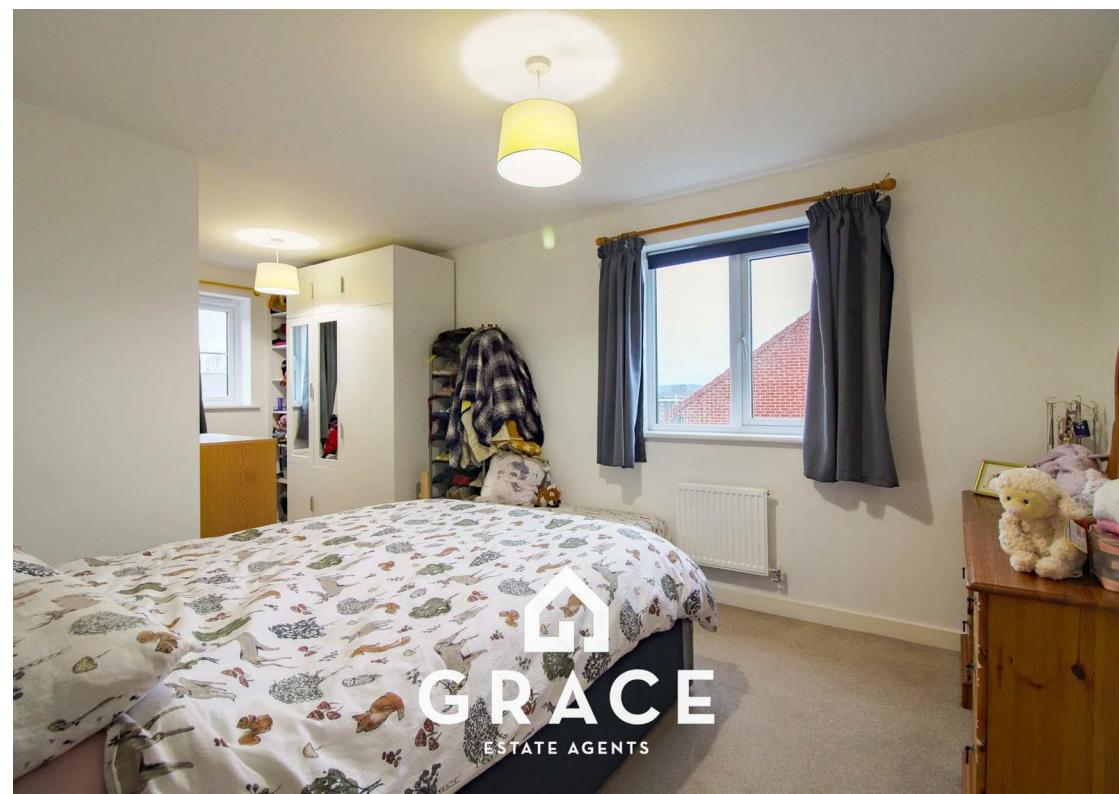
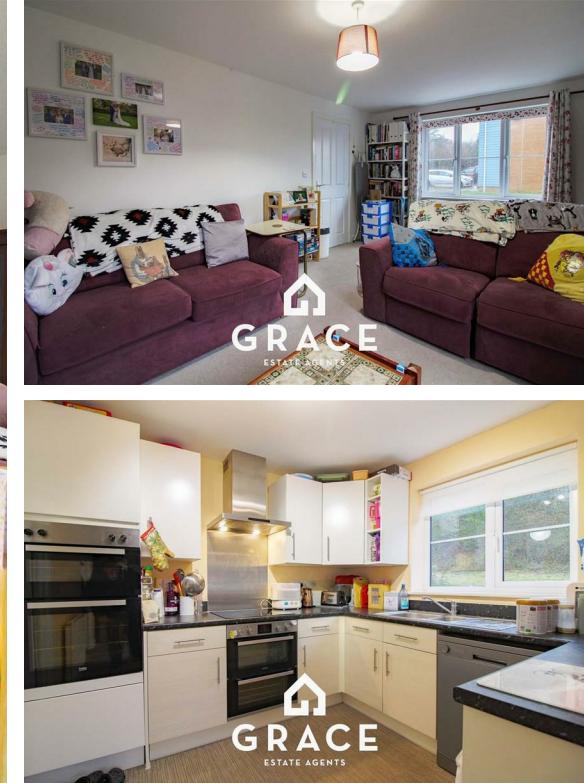
Utility

6'2x6 (1.88mx1.83m)

Eye level and base units with marble effect work top over and upstands, radiator, space for a washing machine, space for fridge freezer, wall-mounted boiler, tile effect floor, door opening out to the side of the property and access to the cloakroom.

Cloakroom

Low-level WC, hand wash basin, radiator, tile effect floor, and extractor fan.





Kitchen/Diner
18'4" x 9'0" (5.60 x 2.76)
Two double glazed windows to side aspect, matching eye and base level units with marble effect work tops over and upstands. Double bowl stainless steel sink with side drainer, two integrated double ovens, integrated induction hob with extractor over, space for a fridge freezer and dishwasher. Two radiators and tiled flooring. Storage/pantry within the kitchen diner.



Master Bedroom
18'4" x 10'5" (5.60 x 3.20)
Two double-glazed windows to the front and side aspect, two radiators and access to the ensuite.

Ensuite
Walk in shower with rainfall showerhead, low-level WC and hand wash basin. Heated towel rail, wood effect floor, shaver point, extractor fan and double-glazed window to the front aspect.

Bedroom Two
10'4" x 9'1" (3.17 x 2.77)
Double-glazed windows to the front and side aspect. radiator.

Bedroom Three
9'2" x 7'5" (2.80 x 2.28)
Double-glazed window to the side aspect and radiator.

Bathroom
22'11" 6'6" x 19'8" 6'6" (7' 2" x 6' 2")
Panelled bath with shower over and shower screen, low-level WC and hand wash basin. Heated towel rail, marble effect floor, part tiled walls, wall-mounted mirrored vanity unit and double-glazed window to the front aspect.

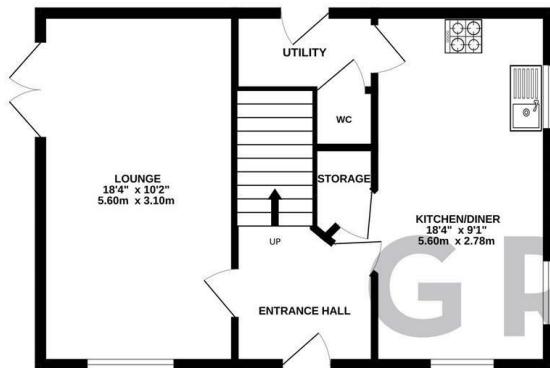
Rear Garden
Block-paved driveway to the side with space for two vehicles in front of the garage. To the front and side are lawned areas with shrubs including lavender bushes and there is an outside tap, a gate to the side leading to the rear garden and steps up to the front door which has a canopy porch over. The rear garden is slightly sloped and laid to lawn with steps, there is a patio seating area, door to the garage, and the garden is enclosed by curved retaining wall and panel fencing.

First Floor Landing
Built-in cupboard, radiator, loft access, and doors to the bedrooms and bathroom. Double glazed window to the rear.

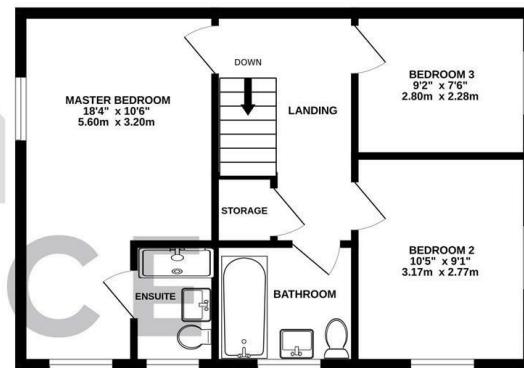
Garage
20' 6" x 10' 7" (6.10m 1.83m x 3.05m 2.13m)
Up and over door with power, storage in the rafters and a door opening out to the garden.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.

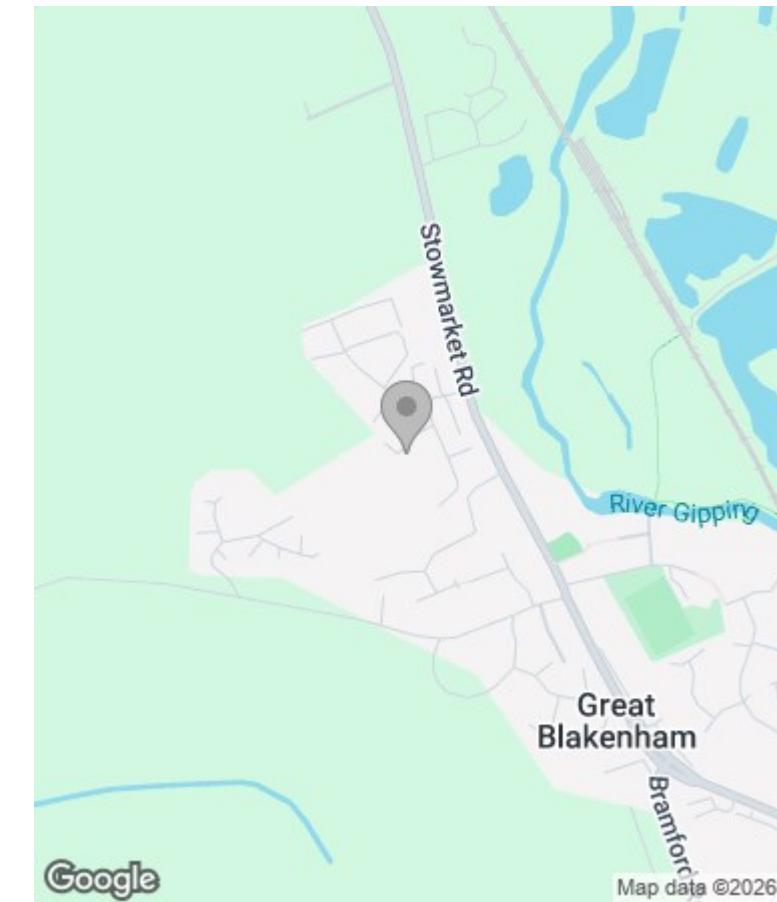


TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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