



Wainwright Gardens, Ipswich, Suffolk
£380,000

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- **Three Bedroom Detached**
 - **Village Location**
- **Energy Efficient Nest Thermostat**
 - **Cul-de-sac Location**
 - **Immaculate Condition**
- **Log Cabin in Rear Garden**
 - **Conservatory**
- **Integrated Appliances**
 - **Garage**
 - **Off Road Parking**



*****OFFERS IN EXCESS OF £380,000 *****

Grace Estate Agents are pleased to present to the market this immaculately presented three bedroom detached family home located in the sought after village of Great Blakenham. The property has had improvements recently including a stunning garage conversion to create a bar area and a feature log cabin in the rear garden.

Great Blakenham offers a local shop, post office and village pub. Claydon primary and secondary schools are a short drive away. The local bus service provides access to the Suffolk One College in Ipswich. There is also a local bus link to Stowmarket, Needham Market and Ipswich Town Centre which provides further access to the train station and links to London Liverpool Street.

The property is located in a cul de sac location. Outside, the property benefits from a landscaped West facing rear garden. The front of the property has off road parking for at least two cars and a garage which provides storage.

Inside, the property features a large lounge with bay front windows which is accessed through double doors from the hallway. The conservatory is accessed from the lounge and provides access to the rear garden. The modern kitchen features a breakfast bar, modern handleless base units and a feature wall unit with integrated double oven. Access is provided to the rear garden from the kitchen also.

Upstairs benefits from three immaculately decorated bedrooms and a family bathroom. The master bedroom is located to the front of the property and features LED lighting and a built-in wardrobe, the two further bedrooms are located to the rear of the property and one has a built in wardrobe.

Outside, the fully enclosed rear garden is laid mainly to lawn with a patio area featuring a log cabin. A decked area leads into the bar area and through into the garage.

The property benefits from Gas central heating which is controlled via the Nest smart control system

Early viewing is highly recommended

Hallway

Tiled grey flooring, ceiling pendent light, double french doors through to lounge, door to storage cupboard, door to cloakroom, opening to kitchen;

Kitchen

10'10" 10'4" (3.30m 3.15m)

Tiled grey flooring, colour changing ceiling spotlights and feature pendant lights, handleless base units, integrated induction hob with hood over, integrated fridge/freezer, wall unit with integrated double oven, window over looking rear garden, door with access to rear garden

Lounge

18'11" x 10'5" (5.79 x 3.18)

Carpet, two pendant ceiling lights, bay window to front aspect, radiator, French doors to conservatory

Conservatory

10'5" x 8'3" (3.2 x 2.53)

Carpet, ceiling pendant light, feature brick wall, radiator, access to rear garden





Master Bedroom

10'4" x 9'8" (3.16 x 2.97)

Carpet, ceiling pendent light, feature LED lighting, two wall lights, built in wardrobe, window to front aspect, radiator

Bedroom Two

10'7" x 6'11" (3.25 x 2.12)

Carpet, ceiling pendant light, built in wardrobe, par panelled walls, window to rear aspect, newly installed radiator;

Bedroom Three

10'4" x 7'7" (3.15 x 2.33)

Carpet, ceiling pendant light, window to rear aspect, radiator

Bathroom

7'2" x 9'5" (2.19 x 2.89)

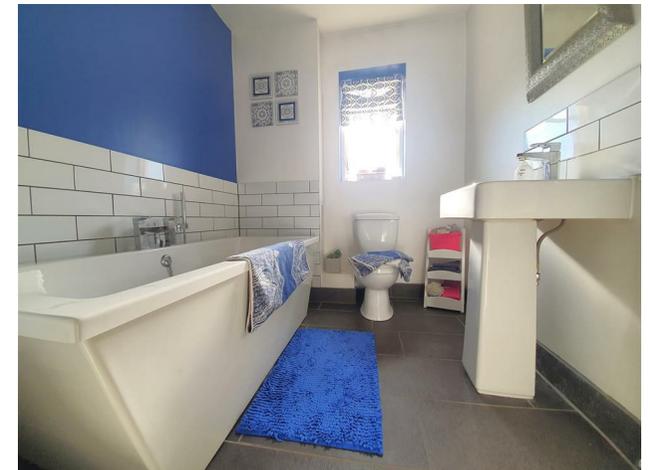
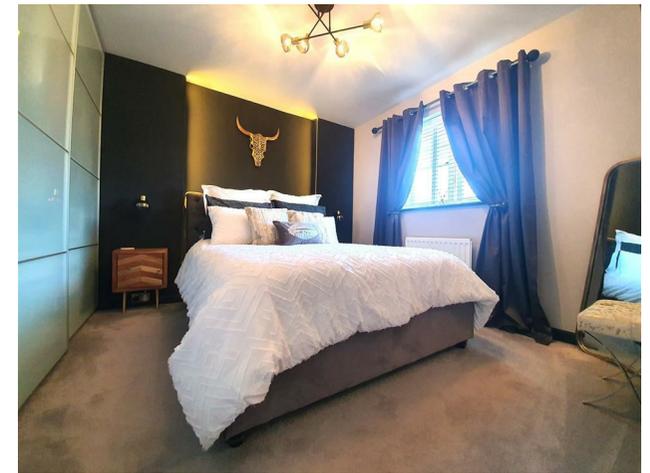
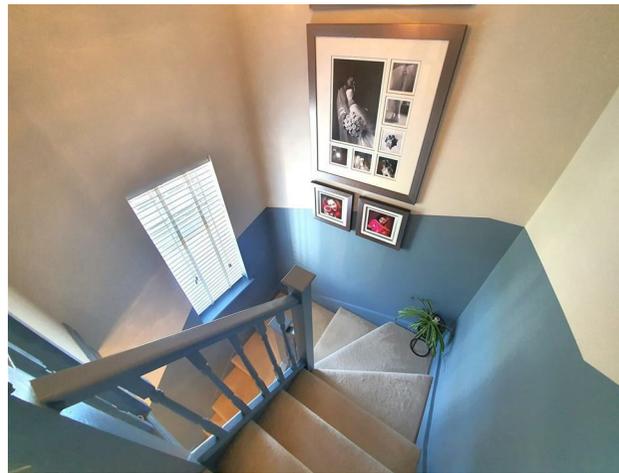
Three piece suite comprising bath, low level wc and hand wash basin, grey tiled flooring, white tiled splashbacks, hidden storage drawer, window to side aspect

Garden

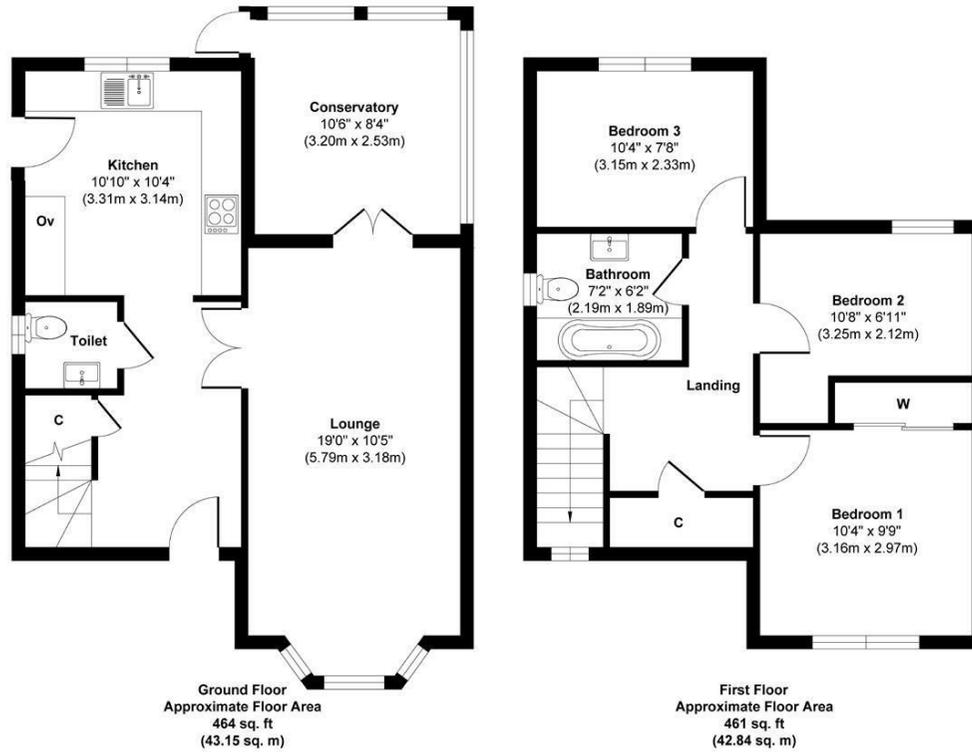
Fully enclosed with shrub borders, laid mainly to lawn with an Indian Slate patio area which accommodates a log cabin and seating area, pergola with colour changing LED lighting, outdoor sockets, bbq storage, bin store, decked area which leads into the bar/outdoor snug

Bar

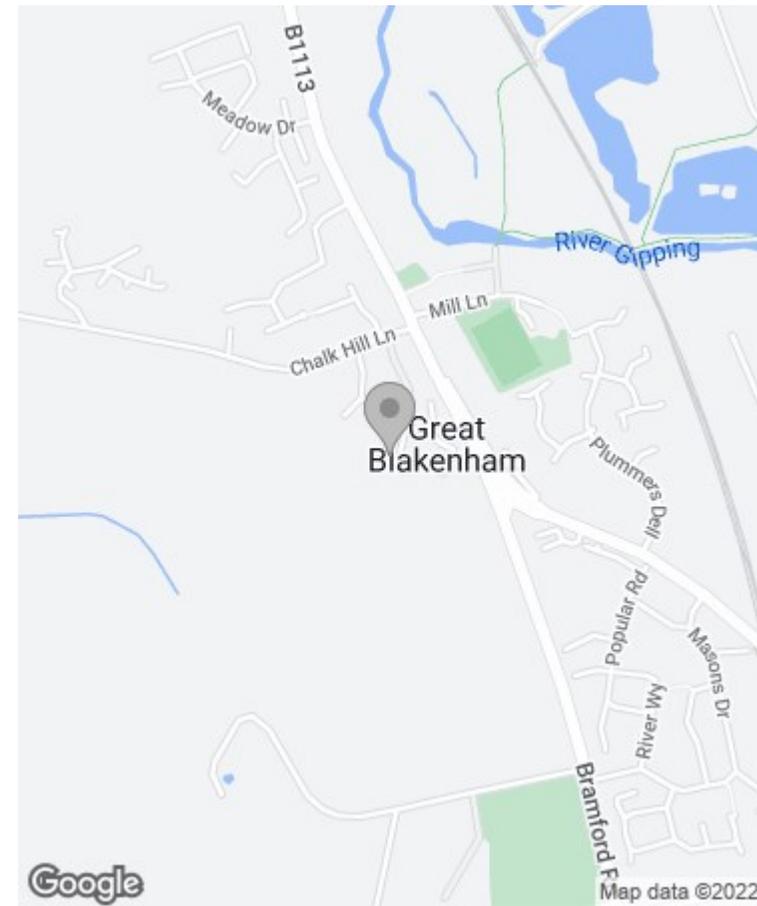
Bar area, ceiling pendant light, wood effect flooring, socket points, door providing access to garage.



3 Wainwright Gardens, IP6 0NN



Approx. Gross Internal Floor Area 925 sq. ft / 85.99 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	85
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	EU Directive 2002/91/EC		

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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