



# Charles Wright PROPERTIES

Selling Properties the Wright Way



36 Portland Way

Great Blakenham, Ipswich, IP6 0FH

**Guide price £360,000**



# 36 Portland Way

## Great Blakenham, Ipswich, IP6 0FH

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### Description

Situated in the popular village of Great Blakenham, is this immaculately presented four bedroom detached family home with south facing garden. The current owners have kept the property in very good order throughout and have recently fitted new Karndean flooring to the ground floor and re-decorated with feature panelling in some of the rooms. There is a good sized kitchen upgraded to a high standard with black units and Quartz worktops, this room creates a great space for entertaining and enjoys double doors out to the sunny garden patio. This property has the benefit of double glazing, gas central heating, off road parking, a garage and is being offered with no onward chain.

### Location

Great Blakenham is a village located approximately 6 miles from Ipswich and provides excellent access to A12/A14 commuter links, regular bus services and amenities. The neighbouring village of Claydon offers a wide range of amenities including a co op, one stop shop, bakery, hairdressers, travel shop, The Crown and Greyhound both public houses. Claydon also has a primary and secondary school along with a park and village hall.

### Entrance hall

Double glazed door to front, Karndean flooring, radiator and doors to ground floor accommodation.

### Sitting room

12'04 x 16'07 into bay (3.76m x 5.05m into bay)

Double glazed bay window to front, Karndean flooring and radiator.

### Kitchen/dining room

19'10 x 11'09 (6.05m x 3.58m)

Double glazed double doors to rear, double glazed window to rear, black matching eye level and base units with Quartz worktops above, integrated gas hob with extractor above, space for washing machine, space for dishwasher, integrated fridge/freezer, integrated oven, Karndean flooring and radiator.

### Cloakroom

5'09 x 3'00 (1.75m x 0.91m)

Double glazed window to front, low level wc, wash basin, radiator and Karndean flooring.

### Landing

Double glazed window to side, access to first floor rooms, loft access, airing cupboard, carpet flooring and radiator.

### Bedroom one

10'09 x 9'10 (3.28m x 3.00m)

Double glazed window to rear, radiator, door to ensuite and wood effect flooring.

### Ensuite

Walk in double shower cubicle, wash basin, low level wc, heated towel rail and Vinyl flooring.

### Bedroom two

10'06 x 9'10 (3.20m x 3.00m)

Double glazed window to front, radiator and wood effect flooring.

### Bedroom three

8'10 x 6'07 (2.69m x 2.01m)

Double glazed window to front, radiator and wood effect flooring.

## Bedroom four

8'10 x 6'07 (2.69m x 2.01m)

Double glazed window to rear, radiator and wood effect flooring.

## Bathroom

6'09 x 5'06 (2.06m x 1.68m)

White three piece suite comprising a panelled bath with shower above, pedestal wash basin, low level wc, heated towel rail and tiled flooring.

## Outside and gardens

The property comes with its own drive providing off road parking for two vehicle and a garage with power & lighting. A side gate leads to the south facing rear garden where there is a patio area enclosed by a picket fence with the remainder laid to lawn.

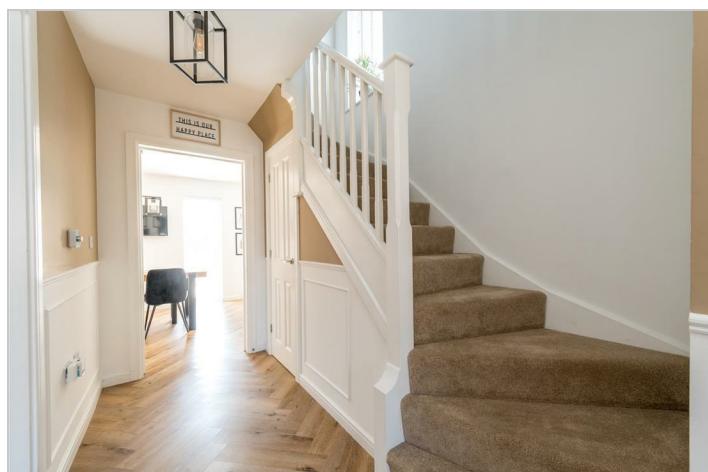
## Services

We understand mains gas, electric, water and drainage are connected to the property. There is a service charge of £257 annually for the development.

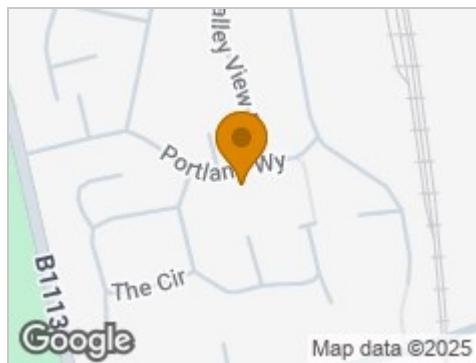
Tenure: Freehold

EPC rating: B

Council tax banding: D



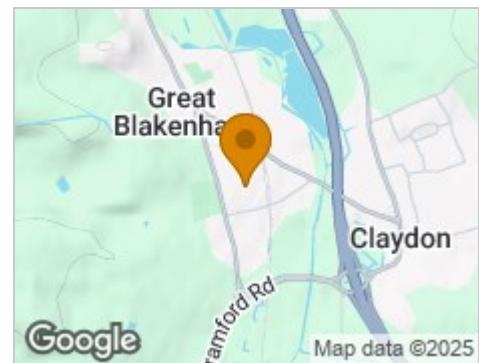
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 36 Portland Way, Great Blakenham, IP6 0FH

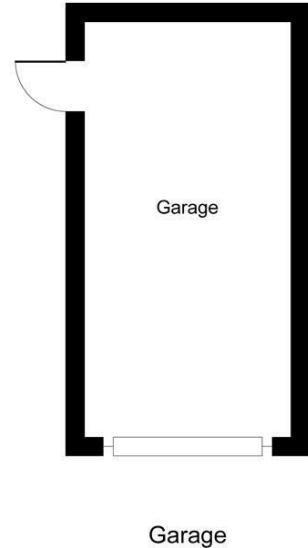
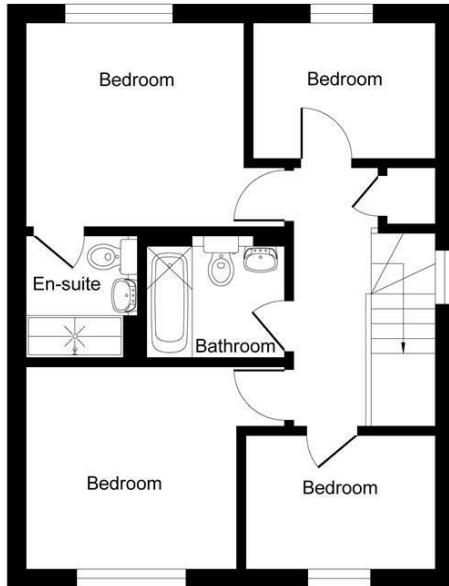


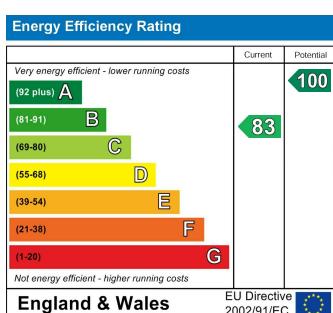
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## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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