



20 LIMESTONE CLOSE

FROST & PARTNERS



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## GREAT BLAKENHAM | | IP6 0FG



An immaculate three bedroom detached house situated in a development built in 2018 and includes rear garden, single detached garage and off road parking. All located in the popular village of Great Blakenham

As you enter the property there is a spacious hallway with a staircase with storage underneath rising to the first floor and doors to the cloakroom, sitting room and open plan kitchen/dining room. The kitchen/dining room has french doors leading to the rear garden and is fitted with a range of modern units, stainless steel sink inset into work surfaces; most with cupboards and drawers below, integrated oven, four burner gas hob with extractor above, integrated fridge/freezer, breakfast bar, space and plumbing for washing machine, space for dishwasher, pendant light spotlighting and cupboard housing gas fired boiler.

The sitting room is a light and airy room with windows looking out to the front.

On the first floor, the landing provides access to the roof space, built-in cupboard and doors to the three double bedrooms and bathroom.

The principle bedroom is a good sized room with a door to the en-suite shower room, comprises glazed shower cubicle, low level wc and wash basin. Bedroom two is presented as a double bedroom with bedroom three currently an study.

The bathroom has a window to the front and comprises a panelled bath with chrome mixer taps, low level wc, and wash basin.





Outside, to the front there is a path leading to the front door with shrubs to the side and a driveway leading to the garage, which has light and power connected with a personal door leading to the rear garden. To the rear, the gardens are mainly laid to lawn with patio and decking areas. Bounded by panelled fencing and side gate to driveway

Sitting Room - 14ft 11ins x 11ft  
 Kitchen/Diner - 19ft 7ins x 11ft  
 Bedroom 1 - 11ft 2ins x 10ft 5ins  
 Bedroom 2 - 11ft 2ins x 8ft 11ins  
 Bedroom 3 - 11ft 2ins x 9ft 1ins

Offers in Excess of - £350,000

## Additional Information

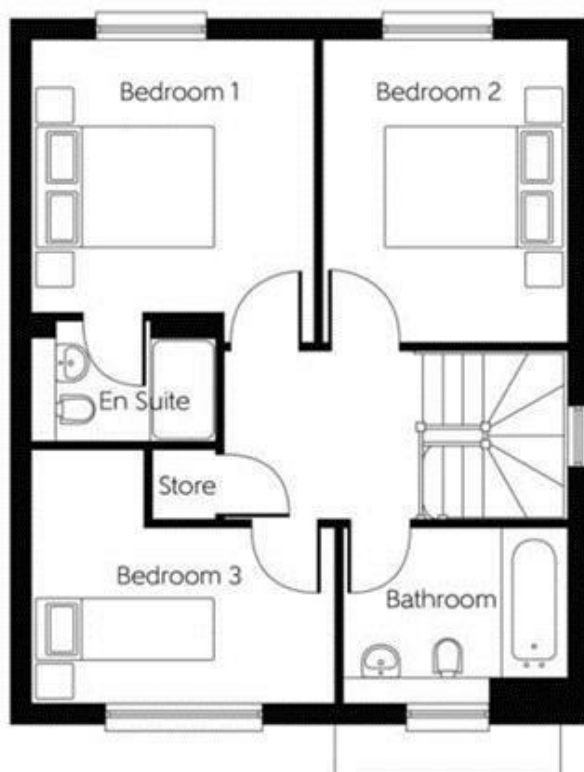
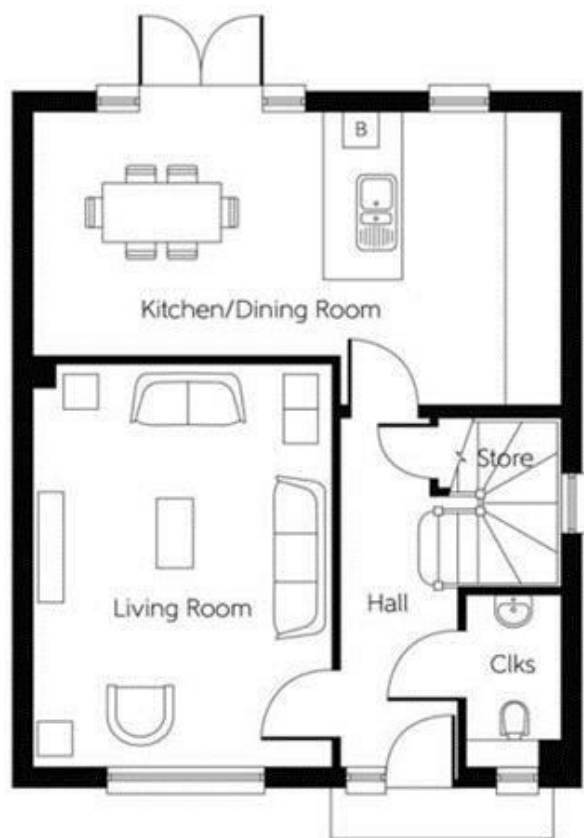
Tenure: Freehold

Local Authority: Mid Suffolk District

Council Tax: D







# FROST & PARTNERS

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### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 