



**Lime Way, Great Blakenham, Ipswich, IP6 0GP**

**welcome to**

## **Lime Way, Great Blakenham, Ipswich**

This beautifully presented, semi-detached home benefits from three good-size bedrooms, a large lounge, a spacious kitchen, a ground floor cloakroom, a 1st floor en suite and separate bathroom, a garage and a driveway to the rear.

### **Agents Note:**

Please note there is an annual Maintenance Charge of £312 payable to Randall & Ritner on this property.

### **Entrance Hall**

Grey oak effect flooring, one radiator, double glazed window to the side and an understairs storage cupboard.

### **Cloakroom**

Low level WC, pedestal wash hand basin, oak effect flooring, one radiator and extractor fan.

### **Kitchen/Diner**

Beautifully presented kitchen/diner with ample space for a table and chairs, eye and base level units in high gloss cashmere with wood effect worktops, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, double glazed window to the front, tiled effect flooring, one radiator, an integrated fridge/freezer, oven with gas hob and extractor hood, space for a dishwasher and washing machine.

### **Lounge**

Double glazed window to the rear, patio doors to the garden, grey oak effect flooring, one radiator and TV point.

### **First Floor Landing**

An airing cupboard, loft hatch, double glazed window to the side and carpet flooring.

### **Master Bedroom**

Double glazed window to the front, carpet flooring, one radiator and a double, a double, built in wardrobe and a door to the en suite.

### **En Suite**

Double glazed window to the front, one radiator, oak effect flooring, low level WC, pedestal wash hand basin, a shower with glass enclosure, shaver point, part tiled walls and extractor fan.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Three**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with shower attachment, partially tiled walls, grey wood effect flooring, extractor fan and shaver point.

### **Outside:**

#### **Front Garden**

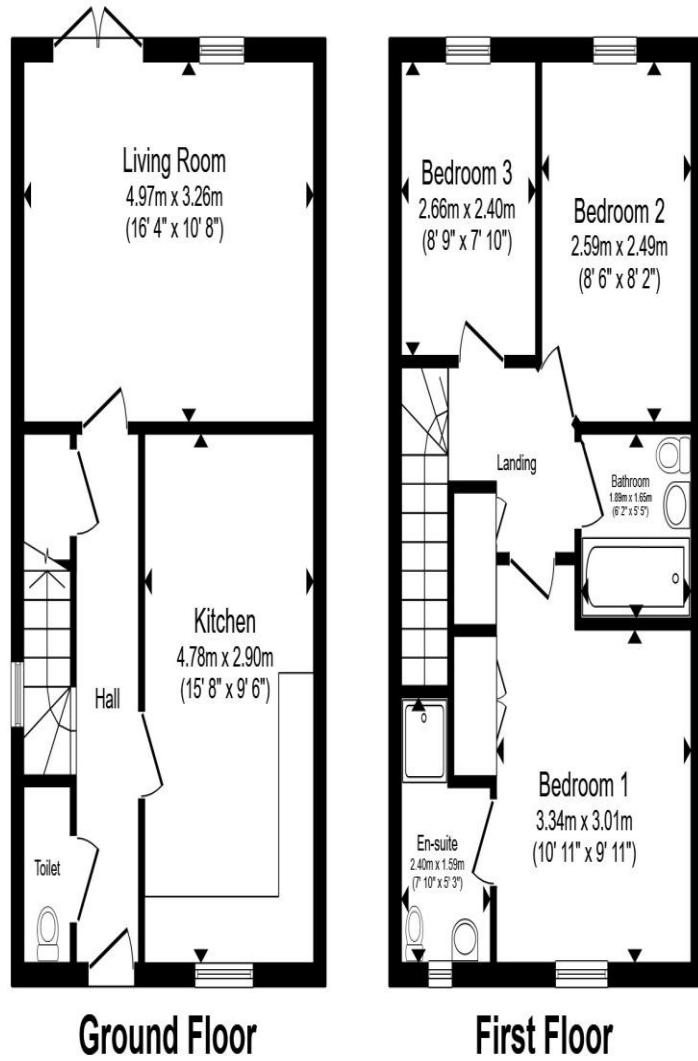
A grassed area, a pathway to the front door and a side access gate, leading to the rear garden.

#### **Rear Garden**

Fully enclosed rear garden with a partially walled border, a rear gate leading to the driveway, a side access, a patio seating area, a grassed area and an outside tap and lights.

#### **Garage**

An up and over door and power. To the rear of the property there is a two car, tandem driveway, in front of the garage, which can be accessed via a rear gate in the rear garden.



Total floor area 80.9 m<sup>2</sup> (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Lime Way,**  
**Great Blakenham, Ipswich**

- Three good-size bedrooms
- Spacious kitchen/diner
- Large lounge, with patio doors to the garden
- Ground floor cloakroom, 1st floor en suite & separate bathroom
- Garage & tandem driveway to the rear

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£290,000**



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Property Ref:  
IPS121615 - 0002

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