



31 River Way | Great Blakenham | Suffolk | IP6 0GH

Offers in excess of: £230,000

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

  
**TOWN & VILLAGE**  
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit [www.townandvillageproperties.co.uk](http://www.townandvillageproperties.co.uk)

# 31 River Way, Great Blakenham, Suffolk, IP6 0GH

*“A delightful three bedroom end-terrace family home benefiting from an attractive enclosed rear garden & off-road parking.”*

## Description

A superb opportunity to acquire this pleasantly presented three bedroom end-terrace family home situated within the popular village of Great Blakenham.

The accommodation comprises: entrance hall, cloakroom, kitchen, living/dining room, landing, three bedrooms and bathroom.

The property further benefits from gas fired central heating, double glazing, ground floor cloakroom and modern fitted kitchen.

## About the Area

The property is situated in the popular village of Great Blakenham approximately three miles from Needham Market and close to the well-served village of Claydon which offers a range of shops, post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including a mainline railway link to London's Liverpool Street Station.

## The accommodation comprises:

### Canopy Entrance Porch

Courtesy light and front door to:

### Entrance Hall

Stairs to first floor, radiator and doors to:

### Cloakroom

Comprising low level flushing w.c, pedestal hand wash basin and radiator.

### Kitchen Approx 10'4 x 7'6 (3.14m x 2.27m)

Fitted with one and a half bowl stainless steel sink unit with mixer tap over, work surfaces with matching returns, a range of base cupboards and drawers under, matching eye-level units, under unit lighting, built-in four ring gas hob with stainless steel splashback and extractor over, Bosch electric fan oven under, space and plumbing for dishwasher and washing machine, integrated full height fridge/freezer, radiator, window to front elevation and door to:

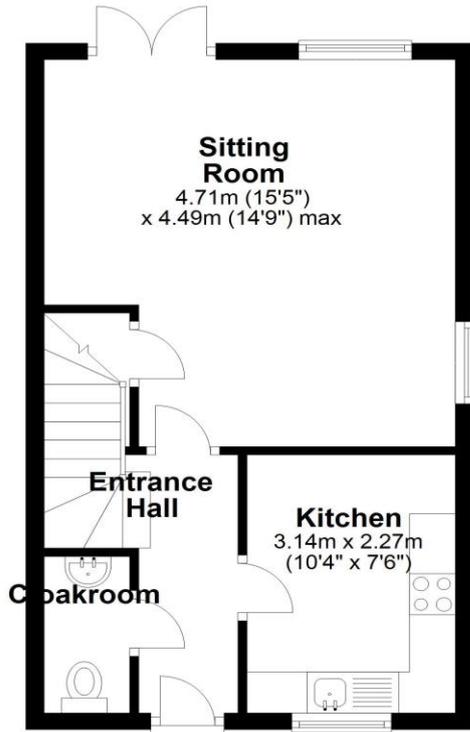
### Living/Dining Room Approx 15'5 x 14'9 max (4.71m x 4.49m max)

Window to rear and side elevations, two radiators, understair storage cupboard and French doors opening to the rear garden.



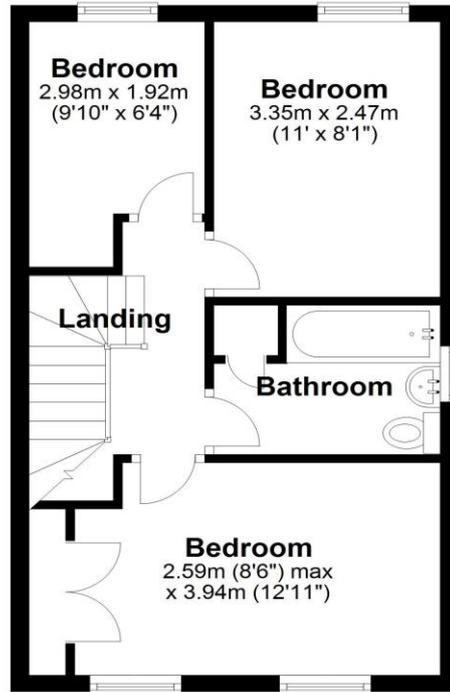
## Ground Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 71.5 sq. metres (769.2 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### Part-Galleried Landing

Access to part-boarded loft with ladder, radiator and doors to:

### Bedroom Approx 9'10 x 6'4 (2.98m x 1.92m)

Window to rear elevation, and radiator.

### Bedroom Approx 11' x 8'1 (3.35m x 2.47m)

Window to rear elevation and radiator.

### Bathroom

Comprising panel bath with mixer and shower over, shower screen, low level flushing w.c, pedestal hand wash basin, shaver point, radiator, airing cupboard housing gas fired boiler, part-tiled walls and frosted window to rear elevation.

### Bedroom Approx 12'11 x 8'6 max (3.94m x 2.59m max)

Two windows to front elevation, ceiling fan with light, radiator and built-in wardrobes.

### Outside

To the front of the property is a path to the front door and an area laid to slate chips to either side. To the side of the property a pedestrian gate opens to the rear garden which is mainly laid to lawn with small patio, flower borders, garden shed, outside tap and power sockets. At the rear of the property there is off-road parking.



## Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



15/03/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

# Energy performance certificate (EPC)

31, River Way Great Blakenham IPSWICH IP6 0GH	Energy rating <b>B</b>
Valid until 12 March 2028	Certificate number 9378-2061-7397-5568-8990

## Property type

Semi-detached house

## Total floor area

72 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9378-2061-7397-5568-8990>

1/5



Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)

Needham Market  
and surrounding villages  
01449 722003

Ipswich  
and surrounding villages  
01473 214420

Stowmarket  
and surrounding villages  
01449 722003

Debenham  
and surrounding villages  
01728 469308

London  
Showroom  
020 7409 8403