



52 Stowmarket Road | Great Blakenham | Suffolk | IP6 0LN

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PROPERTIES

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# 52 Stowmarket Road, Great Blakenham, Suffolk, IP6 0LN

*“A delightful semi-detached family home situated in this popular village with Planning Permission to create a further two bedrooms, cloakroom & larger kitchen.”*

## Description

A superb opportunity to acquire this three-bedroom semi-detached family home situated in this popular Suffolk village.

The accommodation comprises: entrance hall, dining room, sitting room, kitchen, first floor landing, three bedrooms and family bathroom.

The property is well-presented throughout and benefits from gas fired central heating and double glazing.

Outside to the front is an enclosed garden with a pathway running down the side of the property to the rear garden.

The rear garden is enclosed and mainly laid to lawn with patio and decked area both providing an ideal spot for entertaining. To the rear of the property a driveway provides off-road parking for several vehicles and access to a single garage.

## Agents Note

Planning permission has been granted by the council for a two-storey extension to the rear of the property, creating two further bedrooms, cloakroom and larger kitchen. Planning Reference: DC/22/00030.

## 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:

Part-glazed front door to:

### Entrance Hall

Window to front elevation, quarry tiled flooring, coat hanging space and door to:

### Entrance Hall

Stairs to first floor, wood-effect flooring, radiator, coved ceiling and door to:

### Dining Room Approx 12' x 11' (3.6m x 3.3m)

Window to front elevation, radiator, wood-effect flooring, coved ceiling, ceiling down-lighters and part-glazed door to:

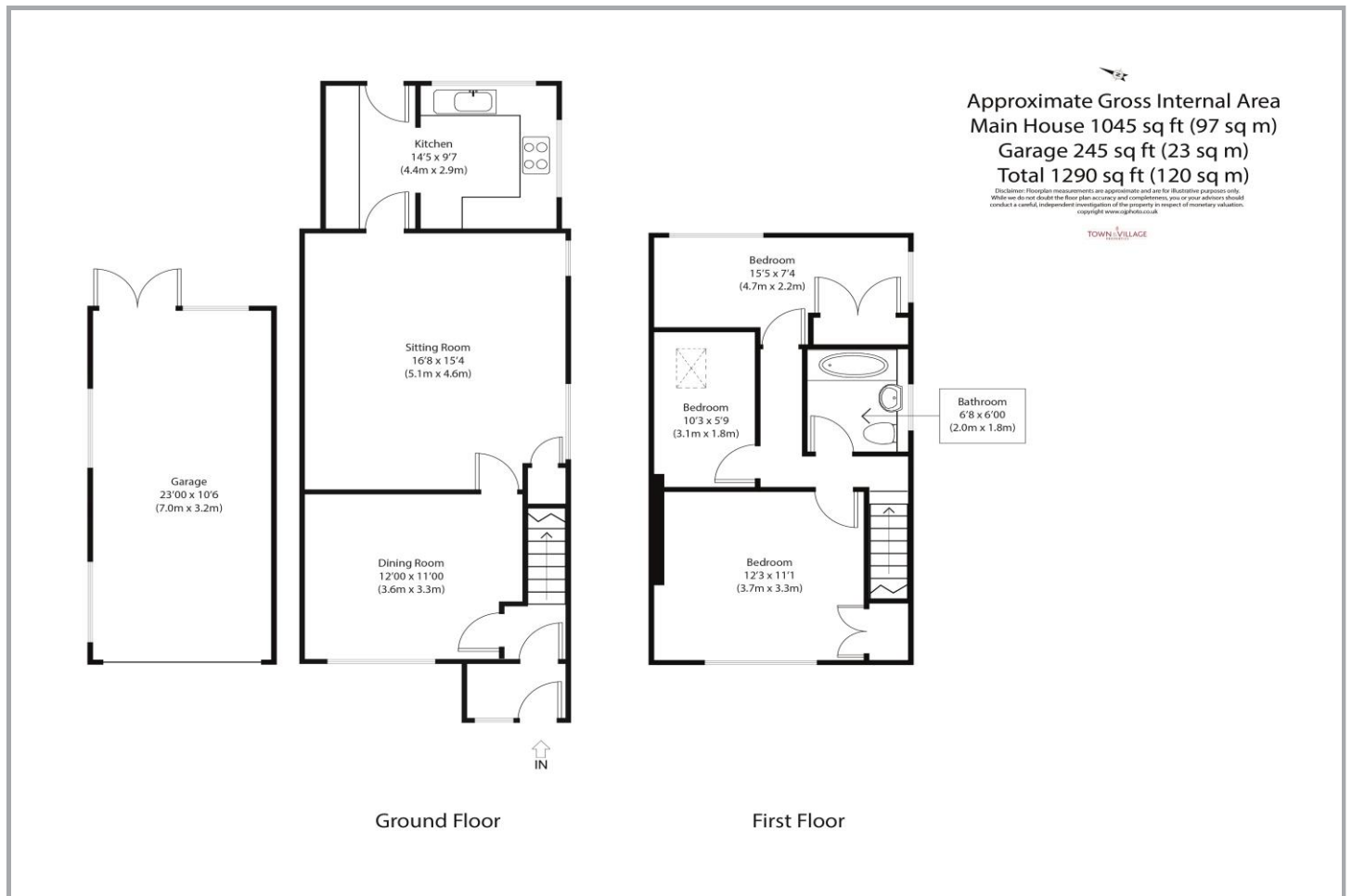
### Sitting Room Approx 16'8 x 15'4 (5.1m x 4.6m)

Two windows to side elevation, radiator, ceiling down-lighters, coved ceiling and part-glazed door to:

### Kitchen Approx 14'5 x 9'7 (4.4m x 2.9m)

Comprising one and a half bowl ceramic sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, space for cooker, space for fridge/freezer, breakfast bar, space for washing machine, space for dishwasher, full-height cupboard, tiled flooring, cupboard housing Ideal gas fired boiler, window to rear and side elevations, two radiators, coved ceiling and part-glazed door to rear elevation.





**First Floor Landing**

Access to loft, coved ceiling, frosted window to side elevation and doors to:

**Bedroom Approx 12'3 x 11'1 (3.7m x 3.3m)**

Window to front elevation, coved ceiling, radiator and built-in wardrobe.

**Bedroom/Study Approx 10'3 x 5'9 (3.1m x 1.8m)**

Velux window, wall-lights and radiator.

**Bedroom Approx 15'5 x 7'4 (4.7m x 2.2m)**

Window to side and rear elevations, two radiators, coved ceiling and built-in wardrobes.

**Bathroom Approx 6'8 x 6' (2.0m x 1.8m)**

Comprising P-shaped bath with mixer tap and electric shower, shower screen, vanity sink unit, low-level flushing w.c with concealed cistern, heated towel ladder, part-tiled walls, laminate flooring and frosted window to side elevation.

**Outside**

To the front of the property, a pedestrian gate provides access into the front garden, which is mainly laid to lawn and screened by mature hedging. A pathway leads to the front door and a wrought iron pedestrian gate opens to a shingle pathway which continues down the side of the property and into the rear garden.

The enclosed rear garden is mainly laid to lawn and planted with mature shrubs. There is a delightful decked area and patio, both of which provide a lovely space for entertaining. At the bottom of the garden a pedestrian wrought iron gate opens to an area of hardstanding where there is a useful timber shed. Double wrought iron gates open to a driveway which provides off-road parking and access to the garage, where there is further parking to the front. (The driveway and garage are accessed via Mill Lane.)



## 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.



| Energy performance certificate (EPC)                         |                           |  |
|--|---------------------------|--|
| 52 Stowmarket Road<br>Great Blakenham<br>IP39 6QH<br>IP6 0LN | Energy rating<br><b>C</b> | Valid until: 18 April 2032<br>Certificate number: 9388-3015-4204-5022-5200 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 94 square metres    |

### Rules on letting this property

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

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 C. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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