



27 The Circle | Great Blakenham | Suffolk | IP6 0FD

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)

# 27 The Circle, Great Blakenham, Suffolk, IP6 0FD

*“A superb opportunity to acquire this two bedroom end of terrace property located in a tucked away position offering a delightful enclosed rear garden & off-road parking.”*

## Description

A spacious and well-presented two bedroom end of terrace property situated in a tucked away yet accessible location within the ever-popular Suffolk village of Great Blakenham.

Notable benefits include off-road parking and proportionate rear gardens.

The accommodation comprises: entrance hall, cloakroom, sitting/dining room, kitchen, first floor landing, two bedrooms, en-suite to master bedroom and family bathroom.

## 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 in more detail comprises:

Front door to:

### Entrance Hall

Welcoming light and airy space with stairs rising to the first floor and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back and frosted window to front aspect.

### Sitting/Dining Room Approx 16'8 max x 13'10 (5.08m max x 4.23m)

Open-plan space with two windows to rear aspect, French doors to rear opening onto the terrace and door to under stair storage cupboard with cloak hanging space and housing for fuse board.

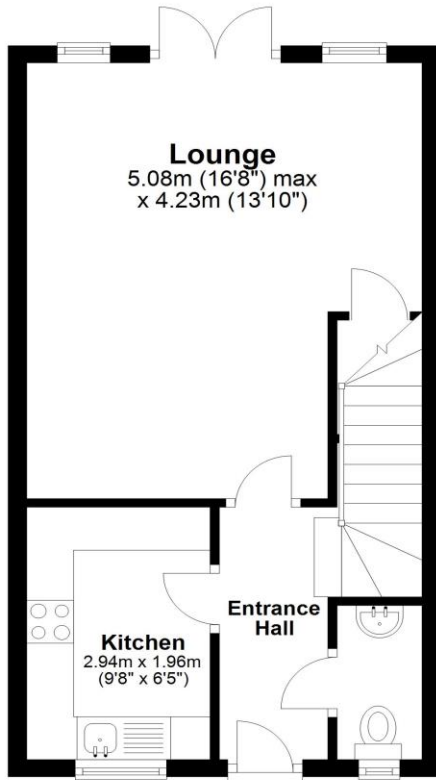
### Kitchen Approx 9'8 x 6'5 (2.94m x 1.96m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven with four ring gas hob and extractor over, fridge/freezer, washer/dryer, and dishwasher. The kitchen also houses the gas fired boiler, window to front aspect and spotlights.



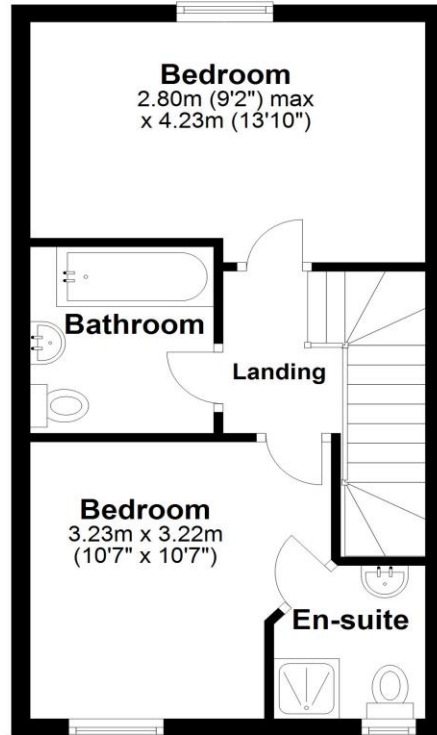
## Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 68.7 sq. metres (739.1 sq. feet)

### First Floor Landing

Access to loft and doors to:

### Master Bedroom Approx 10'7 x 10'7 (3.23m x 3.22m)

Double room with window to front aspect and door to:

### En-Suite

White suite comprising w.c, hand wash basin, tiled splash back, tiled shower cubicle, partly tiled walls, frosted window to front aspect and spotlights.

### Bedroom Two Approx 13'10 x 9'2 max (4.23m x 2.80m max)

Double room with window to rear aspect, built-in wardrobes and door to built-in cupboard with cloak hanging space and shelving.

### Family Bathroom

White suite comprising w.c, hand wash basin, panel bath, partly tiled walls and spotlights.

### Outside

The property is situated on a tucked away crescent and is accessed over a private drive (not the drive directly in front of the property but the drive directly to the side) providing off-road parking for approximately two vehicles. A side gate gives access to predominantly lawned wraparound gardens which also incorporate a terrace abutting the rear of the property and boundaries are clearly defined by panel fencing.

### Local Authority

Mid Suffolk District Council.

### Council Tax Band -

### Services

Mains water, drainage, electricity, and gas. Gas fired central heating.

### Agents Note

We understand from our client that an annual maintenance charge (currently £281.00 per annum) is currently applicable to any custodian of the property.





Energy performance certificate (EPC)		
27, The Circle Great Blakenham IPSWICH IP6 0FD	Energy rating <b>B</b>	Valid until: 30 April 2029  Certificate number: 0054-3849-7553-9201-1931

Property type	End-terrace house
Total floor area	70 square metres

**Rules on letting this property**

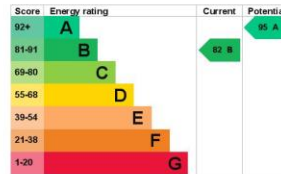
Properties can be let if they have an energy rating from A to E.

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 rating and score**

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

**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.



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

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