



18 Chequers Rise | Great Blakenham | Suffolk | IP6 0LT

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PROPERTIES

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18 Chequers Rise, Great Blakenham, Suffolk, IP6 0LT

“A well-presented three-bedroom detached bungalow occupying an enviable position with beautifully maintained gardens & backing onto mature woodland at the rear.”

Description

A spacious and well-presented three-bedroom detached bungalow situated in a tucked away location within the well-served and accessible Suffolk village of Great Blakenham.

Notable features include off-road parking, single garage and proportionate well-maintained front and rear gardens.

The accommodation comprises: Entrance hall, cloakroom, sitting room, conservatory, kitchen, three bedrooms and 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:

Side door to:

Entrance Hall

Light and airy welcoming entrance, which is L-shaped and incorporating door to airing cupboard housing the hot water cylinder, access to loft and doors to:

Cloakroom

White suite comprising w.c, corner hand wash basin, tiled splash backs with storage under and frosted triple glazed window to side aspect.

Sitting Room Approx 15' x 14' (4.58m x 4.27m)

Generous room with sliding door into:

Conservatory Approx 13'2 x 9'7 (4.01m x 2.93m)

A more recent addition to the property put in place by the current owners and constructed on a brick plinth with triple glazed windows on three sides and French doors opening onto the terrace.

Kitchen Approx 14' x 7'5 x (4.27m x 2.26m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl ceramic sink, drainer and chrome mixer tap. Integrated appliances include oven and grill and four ring induction hob with extractor over. Space for fridge/freezer, washing machine and dishwasher. Double aspect triple glazed windows to the rear and side, housing for the gas fired boiler and tiled flooring.

Master Bedroom Approx 11'11 x 10'10 (3.63m x 3.30m)

Double room with triple glazed window to front aspect. We understand from our client that the wardrobes in this room would be included as part of the sale.

Bedroom Two Approx 10'9 x 8'9 (3.27m x 2.67m)

Double room with triple glazed window to front aspect.

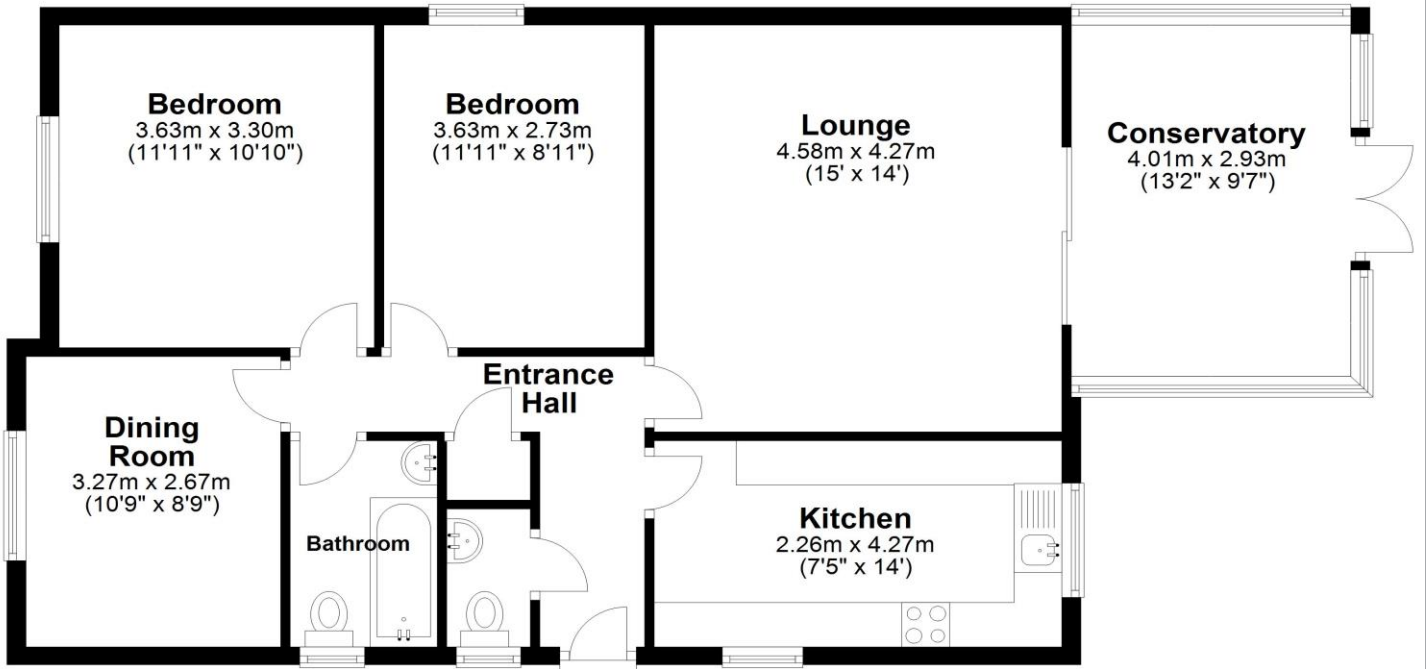
Bedroom Three Approx 11'11 x 8'11 (3.63m x 2.73m)

Double room with triple glazed window to side aspect.



Ground Floor

Approx. 76.2 sq. metres (819.7 sq. feet)



Total area: approx. 76.2 sq. metres (819.7 sq. feet)

Family Bathroom

Cream suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls, tiled flooring, triple glazed frosted window to side aspect and spot-lights.

Outside

The property is set well back from the road towards the end of this tucked away cul-de-sac and is accessed over a private drive providing off-road parking as well as giving access to the single garage. The garage is fitted with an up and over door. To the front are predominantly lawned and well-maintained gardens and to the rear are also predominantly lawned gardens and interspersed with a variety of established trees and shrubs. A terrace abuts the rear of the property and the boundaries are predominantly defined by fencing. The property backs onto mature woodland, home to a variety of wildlife.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Gas fired heating.





Disclaimer

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Energy performance certificate (EPC)

18 Chequers Rise Great Blakenham IPSWICH IP6 0LT	Energy rating C	Valid until: 8 August 2033 Certificate number: 0370-2801-8280-2207-2905
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Property type Detached bungalow

Total floor area 74 square metres

Rules on letting this property

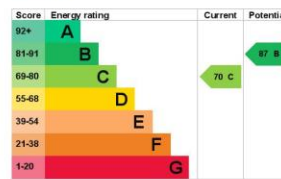
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

[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



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