



31 Brick Drive | Great Blakenham | Suffolk | IP6 0GJ

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PROPERTIES

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31 Brick Drive, Great Blakenham, Suffolk, IP6 0GJ

“A delightful three bedroom mid-terraced house benefiting from an attractive enclosed rear garden & off-road parking for two vehicles.”

Description

A superb opportunity to acquire this delightful three bedroom mid-terraced house situated on the ever popular Blakenham Fields development and within easy reach of everyday amenities.

Notable benefits include off-road parking for two vehicles and proportionate south facing enclosed rear gardens.

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:

Canopy Entrance Porch

Front door to:

Entrance Hall

Stairs to first floor, wood style flooring and doors to:

Cloakroom

White suite comprising w.c, hand wash basin, tiled splash back and wood style flooring.

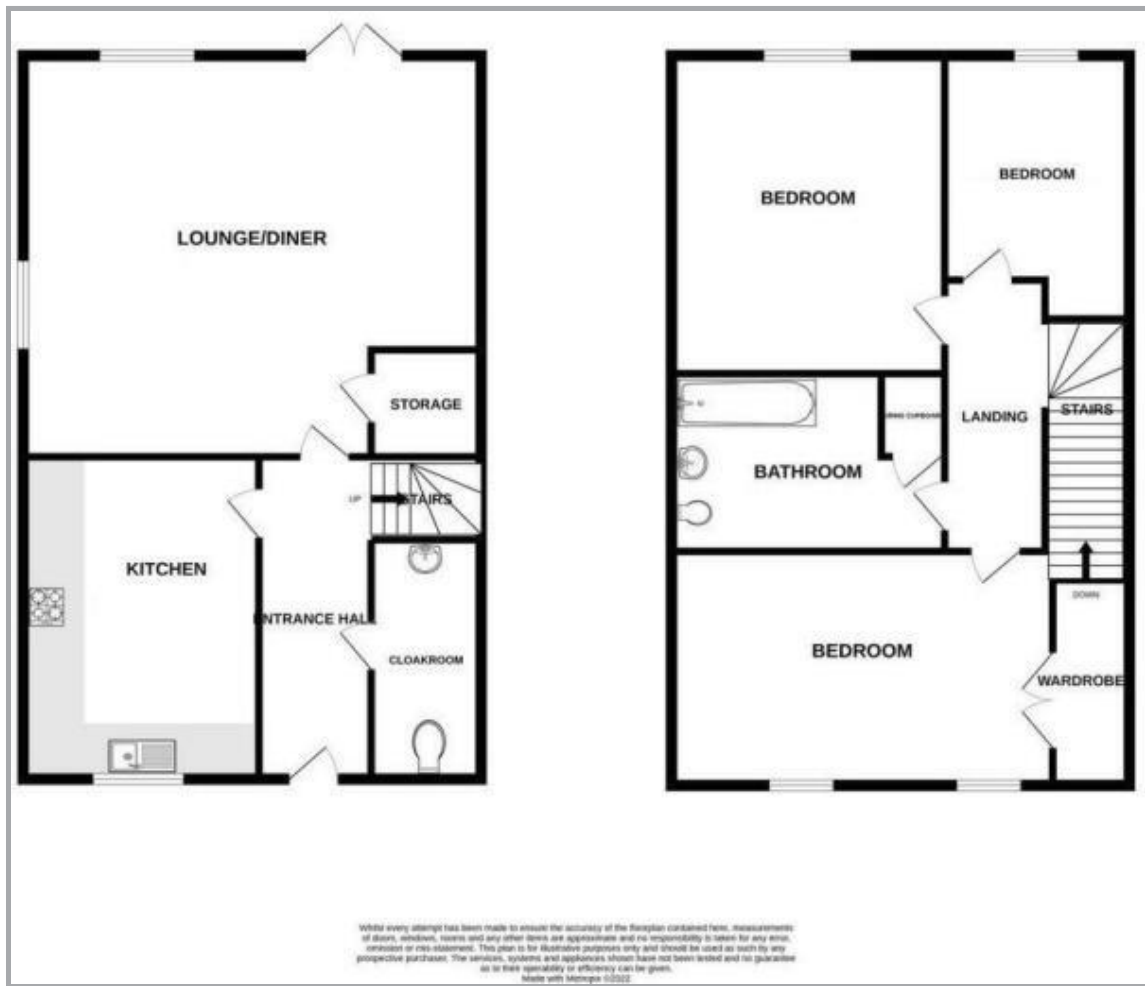
Kitchen Approx 10'6 x 7'5 (3.2m x 2.26m)

Fitted with a range of wall and base units with worktops over. Inset with one and a half bowl sink unit with mixer tap over. Integrated appliances include four ring gas hob with extractor over, electric oven and fridge/freezer. Space for washing machine and dishwasher, under unit lighting, window to front aspect and wood style flooring.

Sitting Room Approx 15'7 x 15'5 (4.75m x 4.7m)

Window to rear aspect, French doors opening onto the rear terrace and under stair storage cupboard.





First Floor Landing

Access to loft and door to:

Bedroom Approx 13' x 8'5 (3.96m x 2.57m)

Double room with two windows to front aspect and built-in wardrobe cupboards.

Bedroom Approx 11'2 x 8'5 (3.4m x 2.57m)

Window to rear aspect.

Bedroom Approx 9'7 x 6'3 (2.92m x 1.91m)

Window to rear aspect.

Bathroom

White suite comprising panelled bath with shower over, w.c, hand wash basin, part-tiled walls and cupboard housing the gas-fired boiler.

Outside

To the front of the property a block paved driveway provides off-road parking for two vehicles. The rear garden is predominately lawned with a terrace abutting the rear of the property and the boundaries are mainly defined by panel fencing. Also within the garden is a timber shed and side access for bins.

Local Authority

Mid-Suffolk District Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Gas-fired heating.



Disclaimer

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Energy performance certificate (EPC)

31 Brick Drive
Great Blakenham
IPSWICH
IP6 9SJ

Energy rating
B

Valid until: 19 October 2026

Certificate number: 2808-9912-7300-4046-5900

Property type: Mid-terrace house
Total floor area: 72 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.

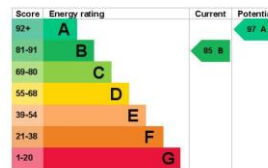
[See how to improve this property's energy efficiency.](#)

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



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