



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

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PROPERTIES

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

“A well-presented & spacious three bedroom semi-detached house situated in a tucked away location with ample off-road parking & proportionate rear gardens.”

Description

A stylish, spacious and well-presented three bedroom semi-detached house situated in a tucked away location within the heart of Great Blakenham, yet offering convenient access to destinations further afield.

Notable benefits include ample off-road parking, proportionate rear gardens and light and airy living accommodation arranged over two floors.

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, opening to kitchen and doors to:

Cloakroom

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

Sitting/Dining Room Approx 15'7 x 13' (4.75m x 3.96m)

Substantial open-plan space with French windows to the rear opening onto the terrace, window to rear aspect and door to understairs cupboard with hanging space.

Kitchen Approx 17'10 x 8'1 (5.44m x 2.46m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring gas hob with extractor over. Space for washing machine, dishwasher and fridge/freezer. Tiled walls, window to front aspect and linoleum flooring.





First Floor Landing

With access to loft, window to side aspect, door to storage cupboard with hanging space and shelving and doors to:

Master Bedroom Approx 16'2 x 7'11 (4.93m x 2.41m)

Double room with window to rear aspect.

Bedroom Two Approx 15'6 x 8' (4.72m x 2.44m)

Double room with two windows to front aspect.

Bedroom Three Approx 11'10 x 7'2 (3.61m x 2.18m)

Double room with window to rear aspect.

Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls, heated towel rail, linoleum flooring, spotlights and extractor.

Outside

The property is situated in a tucked away location and is accessed over a private drive providing ample off-road parking. To the rear are proportionate and predominately lawned rear gardens with a terrace abutting

the rear of the property and boundaries defined predominately by fencing. The grounds are interspersed with a variety of flower and shrubs borders and also incorporated within the plot is a specimen tree as well as timber storage shed.

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)

30 Brick Drive Great Blakenham IPSWICH IP6 8DQ	Energy rating C	Valid until: 22 January 2034 Certificate number: 0370-2567-8390-2024-8455
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Property type: Semi-detached house
Total floor area: 100 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ
Email: info@townandvillageproperties.co.uk