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Hood Drive, Great Blakenham,
Suffolk, IP6 0NP
Guide Price £260,000 to £270,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Reception Areas
- Conservatory
- Kitchen
- First Floor Bathroom
- Detached Garage
- Off-Road Parking
- Low-Maintenance Rear Garden

This three-bedroom semi-detached house is situated in the village of Great Blakenham on the western outskirts of Ipswich close to local shops and schools and offering good access out to the A14 commuter trunk road. The property is being sold with no onward chain and comes with a low-maintenance rear garden, detached garage with off-road parking in front, gas central heating, and double-glazing. The accommodation comprises

entrance hall, ground floor cloakroom, living room which opens through to the dining room, conservatory, kitchen, first floor landing, three bedrooms, and family bathroom.

Great Blakenham is served by a wide range of village amenities including Public House, village hall, church, a parade of handy stores located in the adjacent village of Claydon and good local schooling. The village provides convenient access to



the A14 commuter road link and has a regular bus service. The county town of Ipswich is close by with a mainline railway station providing direct links to London Liverpool Street Station.

Outside – Front: A shared driveway from the road leads to a detached garage with off-road parking in front. There are mature shrubs and gated side access to the rear garden.

Detached Garage: Up and over door.

Entrance Hall: Double-glazed window to the side aspect, a radiator, staircase rising to the first floor, and doors providing access to the cloakroom and living room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and double-glazed window to the side aspect.

Living Room: 13'6" x 12'3" (4.11m x 3.73m) Double-glazed window



to the front aspect, a radiator, and an opening through to:

Dining Room: 10'9" x 7'6" (3.28m x 2.29m) Radiator, door to the kitchen, and double doors into the conservatory.

Conservatory: 14'8" x 11'1" (4.47m x 3.38m) Double-glazed windows to the rear and side aspects and a set of double-glazed French doors opening out to the rear garden.

Kitchen: 10'9" x 7'7" (3.28m x 2.3m) Fitted with a range of matching eye and base level units and drawers, roll edge

work surfaces, sink and drainer, and tiled splashbacks.

Integrated appliances include a dishwasher, electric oven & grill and gas hob with extractor hood over, and there is space and plumbing for a washing machine. The kitchen has a radiator, wall-mounted boiler, understairs cupboard, double-glazed window through to the conservatory, and a double-glazed door opening out to the side.

First Floor Landing: Double-glazed window to the side

aspect, a cupboard housing the hot water tank, access to the loft, and doors leading to the bedrooms and bathroom.

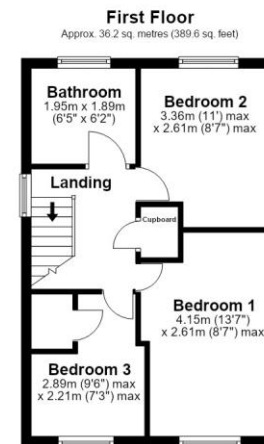
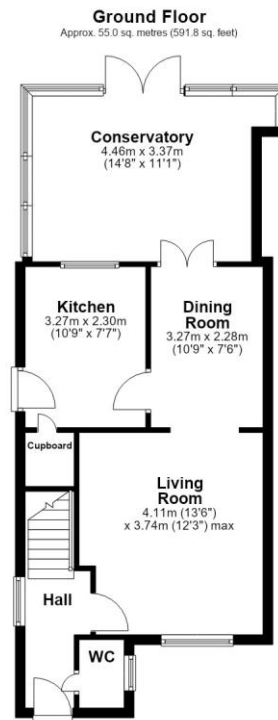
Bedroom One: 13'7" x 8'7" (4.14m x 2.62m) Double-glazed window to the front aspect and a radiator.

Bedroom Two: 11' x 8'7" (3.35m x 2.62m) Double-glazed window to the rear aspect and a radiator.

Bedroom Three: 9'6" x 7'3" (2.9m x 2.2m) Double-glazed window to the front aspect and a radiator.

Family Bathroom: 6'5" x 6'2" (1.96m x 1.88m) A three-piece suite comprising a bath with shower over and folding shower screen, low-level WC and pedestal hand wash basin, along with a radiator, part tiled walls, and a double-glazed opaque window to the rear aspect.

Outside - Rear: Leading out from the conservatory is a patio seating area with steps up to garden which is lawned and fully enclosed by fencing.



Total area: approx. 91.2 sq. metres (981.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: C



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