



Rock Estates



Stowmarket Road

Great Blakenham, Ipswich, IP6 0LL

Guide price £350,000



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- Extended Semi-Detached Family Home
- Multiple Reception Rooms
- Three Bedrooms
- Cloakroom, Family Bathroom & Ensuite
- Large Rear Garden with insulated Cabin/ Home Office
- Approximately 1,367 sqft
- Modern Kitchen with Integrated Appliances
- Master Bedroom with Walk-in-Wardrobe
- Solar Panels & EV Charger
- Popular Village Location

Set within the sought-after Suffolk village of Great Blakenham, this beautifully extended three-bedroom semi-detached home offers over 1,300 sq. ft. of stylish and versatile living space. Thoughtfully enhanced by the current owners, it combines modern design, generous proportions, and a superb garden backing onto the village green and hall.

The welcoming hallway leads to a number of bright and functional living areas. The dining room has been tastefully decorated with panelling and flows seamlessly through to the modern kitchen featuring sleek gloss cabinetry, integrated appliances such as the high specification Neff slide & hide ovens. The property has undergone a number of extensions including the side extension offering a utility area, separated with internal oak bi-fold doors to the home office. This versatile space offers a number of uses and is perfect for anyone looking for flexibility within their home. The living room is also a generously sized space filled with natural light and opening through bi-fold doors to the rear garden, creating a seamless indoor-outdoor flow. A convenient cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms and a family bathroom boasting a four-piece suite. The master bedroom is a superb space with Juliet balcony overlooking the rear garden, a walk-in wardrobe, and contemporary en suite shower room.

The rear garden, extends to approximately 70ft, and offers multiple seating areas for alfresco dining & relaxation, a number of storage sheds, and a fully insulated garden cabin with electric used for hosting guests or home working. This energy efficient home includes solar PV panels and an EV charger. To the front a brick paved hardstanding offers parking for multiple cars.

Perfectly placed for access to riverside walks along the River Gipping, Great Blakenham offers a thriving community with nearby schools, local shops, and excellent links via the A14, Ipswich, and Stowmarket rail station.





Porch

Double glazed window to side. Laminate flooring. Radiator. Door opening to:

Entrance Hallway

Oak effect laminate flooring. Stairs to first floor. Doors to:

Office

13'1" x 7'3" (3.99 x 2.23)
Double glazed patio doors to front. Laminate flooring. Bifold wooden sliding internal door providing access to utility. Black vertical radiator.

Dining Room

12'1" x 11'0" (3.70 x 3.37)
Double glazed window to front. Storage cupboard. Laminate flooring. Grey radiator. Decorative panelling and picture rail. Opening to:

Kitchen

15'6" x 10'4" (4.73 x 3.16)
Range of floor mounted gloss finish cupboards and drawers. Oak worktop. Two integrated Neff slide and hide ovens. Integrated fridge/ freezer and inset electric hob with tiled splash back and extractor hood over. Inset stainless steel sink with dual drainers and mixer tap over. Separate water drinking tap with water softener. Tiled floor. Vertical radiator. Door to cloakroom.

Utility

10'4" x 7'3" (3.15 x 2.23)
Velux windows. Double glazed patio doors to rear garden. Oak effect laminate worktop. Inset sink. Spotlights. Oak effect laminate. Space for washing machine and under counter fridge.

Cloakroom

Double glazed window to side. Low level W.C. Vanity unit with storage cupboard, inset ceramic basin and mixer tap over. Tiled floor. Black radiator.

Living Room

18'4" x 14'3" (5.60 x 4.35)
Double glazed bi-fold doors to rear garden. Coving. Spotlights. Vertical black radiator.

Landing

Boiler cupboard. Loft access. Fuse board. Doors to:

Bedroom One

13'10" x 14'2" (4.23 x 4.33)
Double glazed windows to rear with Juliet balcony doors. Spotlights. Vertical radiator. Walk in wardrobe (1.73m x 1.20m). Door to:

Ensuite

Shower cubicle with glass sliding door, dual shower heads, and jets. Vanity unit with glass top and sink, storage cupboards below and low level W.C. Tiled walls and floor. Chrome heated towel rail. Electric shaver point. Extractor fan. Spotlights.

Bedroom Two

12'11" x 9'3" (3.95 x 2.82)
Double glazed window to front. Decorative panelling. Built in cupboard. Radiator.

Bedroom Three

8'10" x 5'9" (2.70 x 1.76)
Double glazed window to side. Dado rail. Radiator.

Bathroom

Bath with mixer tap and shower attachment. Shower cubicle with electric shower. Vanity unit with inset ceramic sink with mixer tap over and cupboard storage below. Low level W.C. Part tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan.

Rear Garden

The private rear garden is fully enclosed and is approximately 70ft in length offering ample space for the whole family to enjoy. The garden has been thoughtfully landscaped with large patio areas suitable for outdoor entertaining or relaxation. The garden is partially laid to lawn with a path leading to the end of the garden, where you will find the multiple outbuildings, pond and vegetable patch. A pergola provides cover for a small outdoor seating area around the pond, adjacent to the vegetable patch.

There are a number of outbuildings some with power connected and used for storage, or as potting sheds. A fully insulated wood cabin benefits from electricity and wifi, and is a suitable spot for hosting guests, or to use as a home office and/or treatment room for anyone looking to work from home.

A gate to the rear of the garden provides access to the large green and village hall where you will be well connected for walks along the River Gipping.

Cabin

An ideal summer house or home office or treatment room, that is fully insulated with electric connected.

Agents Note

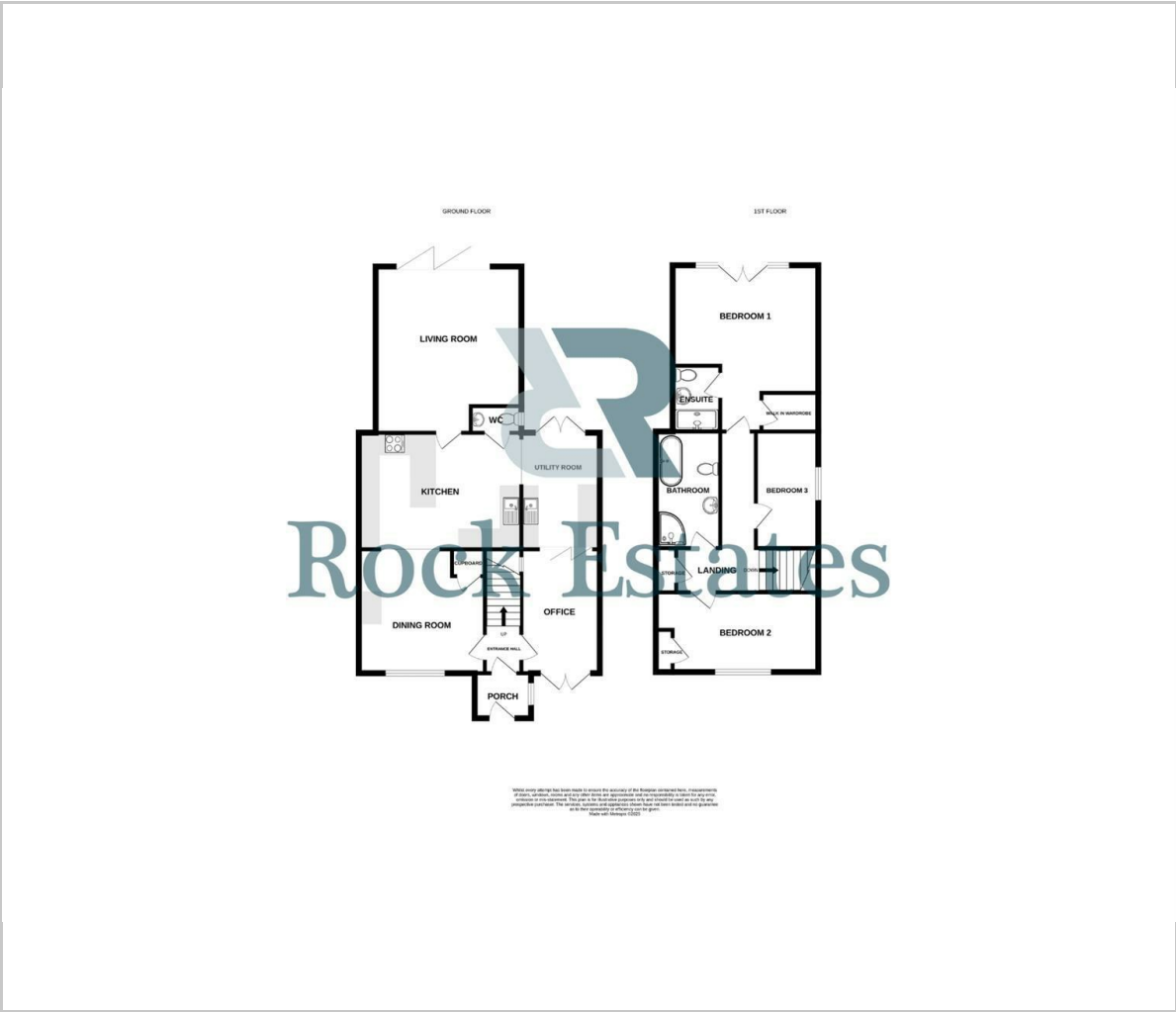
The property is sold with 8 solar panels that were installed in 2021 and have a 2.64kW capacity, the panels benefit from a 25 year warranty and a 10 year warranty on the inverter. The current vendors receive approximately 16.5p per kW they send back to the grid on their Seg account.

The property has a wall mounted Green Star 4000 gas boiler, that was installed in 2023 and comes with a 10 year warranty.

To the front of the property there is an EV charger with 7.4kW capacity.



Floor Plan



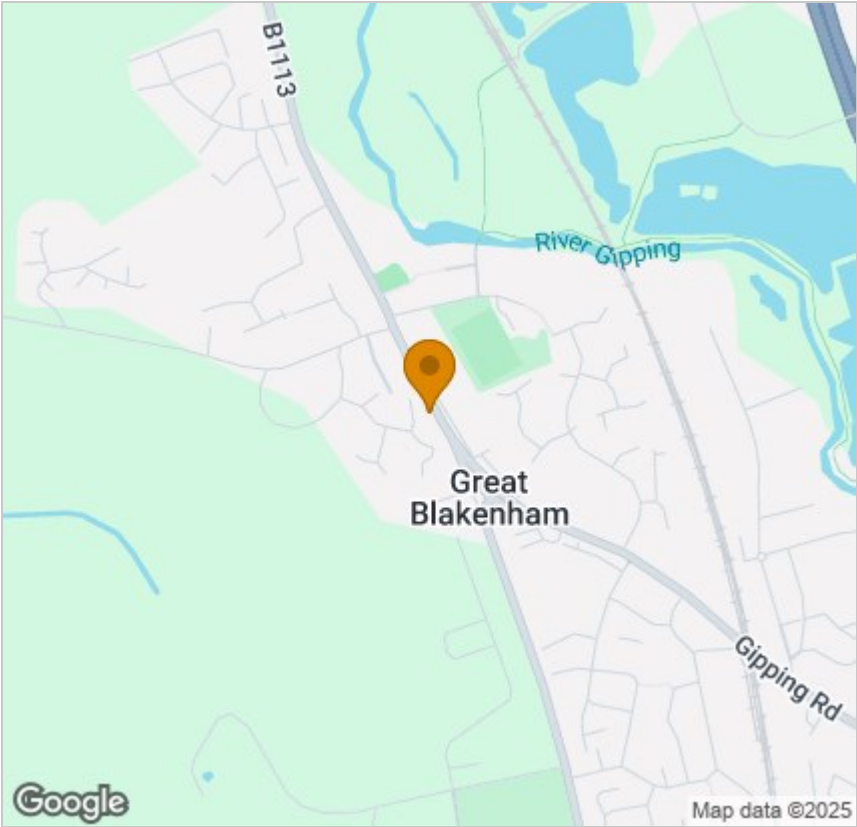
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

