



67 Masons Drive, Great Blakenham, Ipswich, Suffolk, IP6 0GE

Guide Price £305,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# 67 Masons Drive, Great Blakenham, Ipswich, Suffolk, IP6 0GE.

## DESCRIPTION

A beautifully presented light and airy, flexible and spacious four bedroom modern family home wonderfully set in the popular village of Great Blakenham, offering a range of amenities and facilities, countryside and river walks, a bus service, there is nearby schooling and mainline links for those commuting. The property enjoys a stylish kitchen and bathroom suites, well proportioned bedrooms with an en-suite shower room to the master bedroom, and outside there are enclosed rear gardens, ev charger, detached en-block garage and off road parking.

Masons Drive was developed in the 1990's and the village offers a range of amenities and facilities including a Tesco's express store, village hall, churches, recreational ground, bus service and the favoured Chequers Inn Indian restaurant/takeaway. The neighbouring village of Claydon offers a post office, bakery, co-op, fish and chip shop, schooling and public houses. Needham Market is a short distance further providing independent stores, butchers and farm shop and Stowmarket provides a direct mainline link to London's Liverpool Street, for those commuting.

## DIRECTIONS

From our office on Dale Hall Lane, turn right onto Dales Road and right again on Norwich Road. Continue along the A1156 and at the first roundabout take the 3rd exit onto Bury Road/A1156 and the 3rd again at the following roundabout, taking the slip road to join the A14 for a short distance. At junction 52, the first junction, take the B1113 exit as signposted towards Bramford/Great Blakenham/Claydon and at the roundabout take the 2nd exit onto Bramford Rd/B1113 Bramford/Great Blakenham. Keep right to stay on Bramford Rd/B1113 and proceed through the traffic lights continue right onto Gipping Road. After a short distance turn right onto Lime Way, continuing around onto Portland Way and then left onto Masons Drive, where the property can be found on the right hand side, marked by our for sale board.

## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

A light welcoming hall with covered radiator, under-stair storage space, window to front and doors to:

### KITCHEN/BREAKFAST ROOM

Fitted a year ago, this stylish white gloss contemporary kitchen by Wickes features under unit lighting, Beko dishwasher and fridge/freezer and Kenwood washing machine. The breakfast/dining space is set opposite, by the window with radiator and concealed consumer unit.

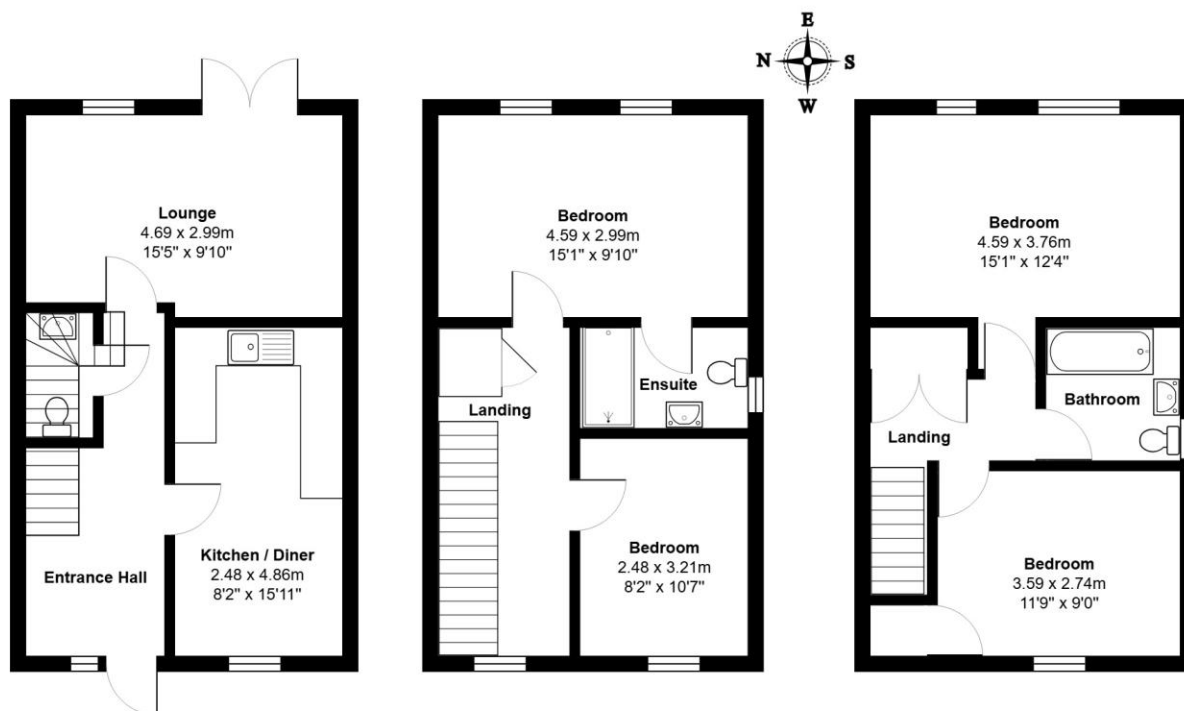
### CLOAKROOM

With part reduced head height, a spacious cloakroom fitted with a white pedestal wash hand and low level w.c, tiled splashbacks, radiator, extractor fan.

### SITTING ROOM

A private sitting room with large window and french doors to rear garden, two radiators, tv and telephone points.





Total Area: 111.1 m<sup>2</sup> ... 1196 ft<sup>2</sup>

## ON THE FIRST FLOOR

### LANDING

Radiator, shelved airing cupboard, window to front and doors to:

### MASTER BEDROOM

A lovely room with two double fitted wardrobes, radiator, two windows to rear and door to:

### EN-SUITE SHOWER ROOM

One and a half size walk-in shower, pedestal wash basin, low level w.c, tiled splashbacks and flooring, radiator and frosted window to side.

### BEDROOM FOUR

A good size double room, the smallest of the four with window to front and radiator.

## ON THE SECOND FLOOR

### LANDING

Secondary airing cupboard also housing the Alpha boiler, loft hatch with ladder and light to largely boarded space with truss storage space, and doors to:

### BEDROOM TWO

A spacious room, could be used as the master with double windows to rear and radiator.

### BEDROOM THREE

Another spacious double bedroom with window to front, radiator and storage cupboard.

### BATHROOM

Always handy to have a bathroom on the top floor! Bath with shower, pedestal wash basin and low level w.c, tiled splashbacks, frosted window to side, extractor fan, shaver point with light and radiator.

## OUTSIDE

Set back from the road, opposite the play park, the property benefits from off road parking, ev charger and a garage. A driveway to the side offers gated access to the rear garden, whilst the front is paved with a small shrub border. There is street parking and the access road just past the property leads to the detached en-block single garage with up and over door, power connected and storage space in the roof eaves.

The rear garden is a good size, fully enclosed by fencing with gated access to the front and rear leading out to the garage. Largely paved, the garden is easy maintenance with areas of lawn either side of a central pathway, raised borders and patio spaces for dining and entertaining. Water tap and rear storage area.

## SERVICES

We understand mains water, electric, gas and sewerage are connected. The central heating is run via a Hive system.

## COUNCIL TAX

Ipswich Borough Council tax band C, approx £2,096.48p (2025-2026).

## NEARBY SCHOOLING

Claydon Primary School, Bramford and The Beeches/Claydon High School, Ormiston Endeavour Academy and Westbourne Academy.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



### STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

#### Energy performance certificate (EPC)

|                                                          |                           |                                              |
|----------------------------------------------------------|---------------------------|----------------------------------------------|
| 67 Masons Drive<br>Great Blakenham<br>IPSWICH<br>IP6 0GE | Energy rating<br><b>C</b> | Valid until: 1 November 2035                 |
|                                                          |                           | Certificate number: 2091-7590-3050-2398-9271 |

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 113 square metres |



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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