



11 BRICK DRIVE

Great Blakenham | Suffolk



Chapman Stickels

11 BRICK DRIVE GREAT BLAKENHAM SUFFOLK, IP6 0GJ

A MODERN SEMI-DETACHED HOUSE WITH SOUTH-FACING
GARDENS, OFF-ROAD PARKING AND GARAGE

Ipswich Station - 6 miles (London Liverpool Street in 60 minutes)

Stowmarket - 7 miles

Woodbridge - 13 miles

-
- Entrance hall • Kitchen • Cloakroom • Sitting / dining room •
 - Three bedrooms • Family bathroom • South-facing tiered gardens •
 - Garage • Off-road parking •





The Property

Discreetly positioned within a popular residential area in Great Blakenham, 11 Brick Drive is an immaculately presented, three-bedroom semi-detached house built circa 2016.

On entering the house, an inviting entrance hall leads to the well-presented ground floor accommodation. The kitchen is well equipped with modern base and eye level units combined with granite effect worktops and integrated appliances such as a fridge freezer, washing machine, dishwasher, electric oven and four ring gas hob. Beyond this, further accommodation offers a cloakroom and an open plan sitting / dining room with French doors leading to a south facing garden.

On the first floor, a landing area leads to three bedrooms and a family bathroom with loft above. Bedroom one benefits from having a double integrated wardrobe.

Outside the fully enclosed rear garden is split into two tiers with the lower tier being fully paved with side access onto the drive, and on the upper tier is an attractive combination of well stocked flower beds with lawn and decking making the most of the attractive rooftop views.

Agent's Note

There is a monthly management charge of £25.00 to maintain the development.

Location

Great Blakenham is a small village located north of Ipswich. The village offers a range of amenities, including village shop, fitness centre, village hall and restaurant. The A14 is within easy reach, providing access to Ipswich in under 15 minutes which is home to the thriving Waterfront, with a wide range of restaurants, cafes, and bars. The town offers various amenities including Junior and Senior schools, Ipswich Hospital, theatres, museums, and the popular Christchurch Mansion and park. For the commuter, Ipswich offers a mainline railway station with a frequent service to London Liverpool Street and provides easy access to the A12 and A14.

Services

Mains gas, water, electricity and drainage are connected.

Local Authority & Council Tax Band

Mid Suffolk Council
Band B

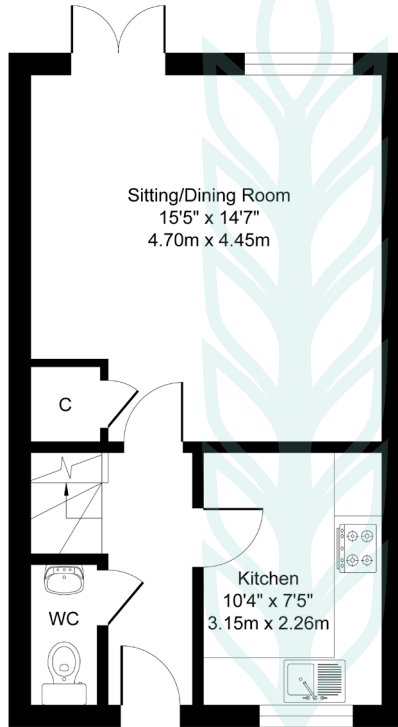
EPC Rating

Current C (77). Potential A (92).

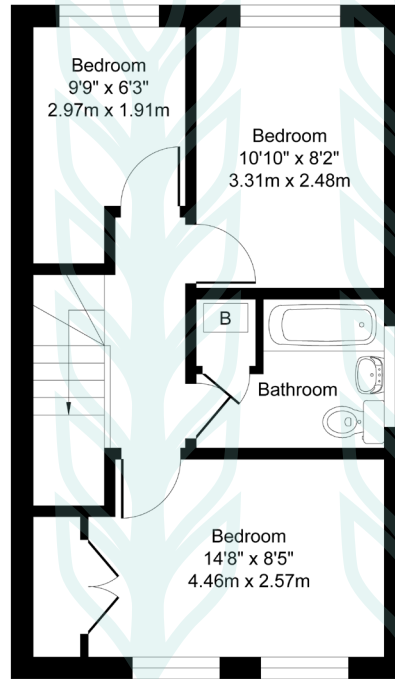


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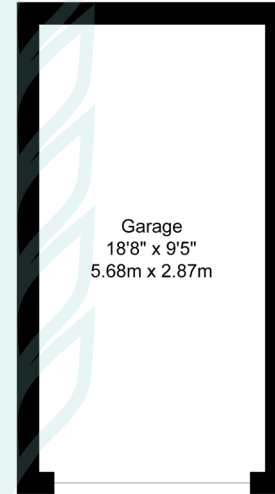
Approximate Floor Area
Main House - 765 sq. ft / 71.11 sq. m
Garage - 175 sq. ft / 16.30 sq. m



Ground Floor



First Floor



Garage

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



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