



14 Popular Road | Great Blakenham | Suffolk | IP6 0GN

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14 Popular Road, Great Blakenham, Suffolk, IP6 0GN

“A spacious, stylish and immaculately presented four bedroom detached family house, located in the heart of this thoughtfully designed modern development. Other notable benefits include off road parking, single garage and delightful recently landscaped rear gardens”

Description

A spacious, stylish and immaculately presented four bedroom detached family house, located in a tucked away yet accessible location in the heart of this thoughtfully designed modern development. Other notable benefits include off road parking, single garage and delightful recently landscaped rear gardens.

The property is finished to a high standard generally and there is a harmonious blend of practical, well thought out family living combined with some more stylish additions, courtesy of the current owners.

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:

Reception Hall

Welcoming, light and airy entrance with panelling. Opening to understairs storage. Door to cloaks cupboard with built in shelving and door to. Door to:

Cloakroom

Luxuriously appointed white suite comprising w.c, hand wash basin, with storage below, heated towel rail. Frosted window to side aspect. Extractor.

Sitting Room Approx 18'6 x 11'9 (5.64m x 3.58m)

A magnificent space with bay window to front aspect as well as shutters. Double doors through to kitchen/dining room.

Kitchen/Dining room Approx 20'3 x 12'6 (6.17m x 3.81m)

Luxuriously appointed open plan space with French doors to the rear opening onto the terrace. Window to rear aspect. Tiled flooring. Fitted kitchen 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 Bosch oven as well as four ring gas hob with extractor over, Hotpoint dishwasher and fridge/freezer. Door back through to reception hall. Door to utility.

Utility Approx 5'5 x 4'9 (1.65m x 1.45m)

With part frost personnel door to side. Tiled flooring and fitted with built-in shelving as well as base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods and cloaks hanging space.

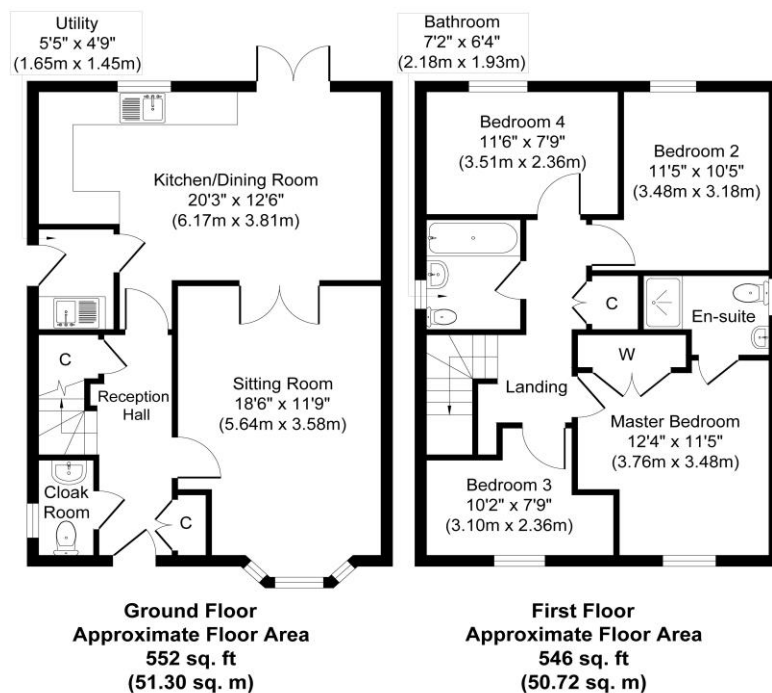
First Floor Landing

With access to loft, door to airing cupboard housing hot water cylinder as well as the gas fired boiler and built-in shelving. Doors to;

Master Bedroom Approx 12'4 x 11'5 (3.76m x 3.48m)

A delightful double room with window to front aspect as well as shutters. Built-in wardrobe. Door to;





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, partly tiled walls, frosted window to side aspect. Extractor.

Bedroom Two Approx 11'5 x 10'5 (3.48m x 3.18m)

Another double room with window to rear aspect.

Bedroom Three Approx 10'2 x 7'9 (3.10m x 2.36m)

Currently used as a study. Window to front aspect as well as shutters. This room is equally ideal as an additional bedroom.

Bedroom Four Approx 11'6 x 7'9 (3.51m x 2.36m)

Currently used as an additional reception room on the first floor and with window to rear aspect but again, equally as suitable as a bedroom.

Family Bathroom Approx 7'2 x 6'4 (2.18m x 1.93m)

Luxuriously appointed white suite comprising w.c, hand wash basin, panelled bath with shower attachment, partly tiled walls, frosted window to side aspect with shutter and extractor.

Outside

The property is set slightly back from the road and located in an enviable position on a tucked-away street within this thoughtfully designed modern development, and is accessed over a private drive providing off road parking as well as giving access to the single garage with up and over door, power and connected, personnel door to side. Side gate leads to landscaped and immaculately presented rear gardens with raised beds, terrace abutting the rear of the property as well as extending down either side of the grounds. A fence defines the rear boundary, which in turn backs onto mature woodland and offering a great deal of privacy.

Local Authority

Mid Suffolk District Council

Council Tax Band – D

Services

Mains water, drainage and electricity. Gas-fired heating.

Agents Note

We understand from our client that the property is subject to an annual maintenance charge for the contribution to communal areas on the site, the current cost of which stands at approximately £210.00 per annum.

AML

We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third-party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £12.50 plus VAT as a contribution towards this. The same will be charged to any prospective buyers and sellers alike.





Energy performance certificate (EPC)

14, Popular Road Great Blakenham IPSWICH IP6 6GN	Energy rating B	Valid until: 21 February 2028
		Certificate number: 2328-4045-7322-5068-4950

Property type	Detached house
Total floor area	110 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 B. It has the potential to be A.

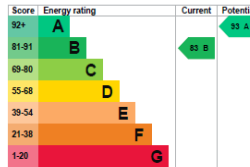
[See how to improve this property's energy efficiency.](#)

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



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