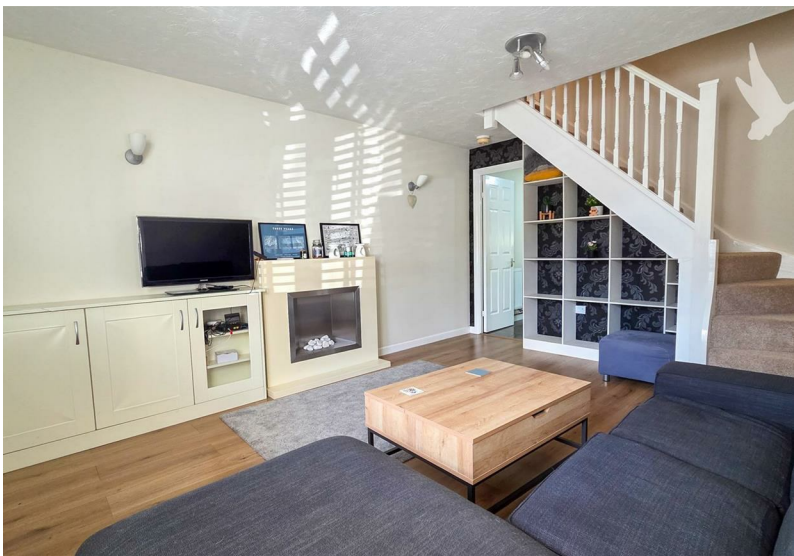




**Hood Drive, Ipswich, IP6 0NQ**  
**Guide price £250,000**



# Hood Drive, Ipswich, IP6 0NQ

## Guide price £250,000



### Some More Information

The property is entered directly into a good-sized living room, with wood-effect flooring, useful fitted storage beneath the staircase and stairs rising to the first floor.

From here, the accommodation continues through to a modern fitted kitchen finished with high-gloss white units, contrasting work surfaces and tiled flooring. The kitchen incorporates a gas hob with extractor over, built-in double oven and a range of integrated/storage units.

Opening from the kitchen is a particularly useful additional reception space, currently arranged as a dining/family room. This has a vaulted ceiling with rooflight, further windows and French doors opening directly onto the rear garden, giving the room plenty of natural light.

Upstairs, the principal and second bedrooms are both comfortable doubles, with the third providing a useful single bedroom, nursery or home office.

The family bathroom is larger than you might expect and includes a separate shower enclosure in addition to the bath, WC and wash hand basin.

The property also benefits from gas central heating and double glazing.

### Externally

To the side of the property is a covered carport providing parking for one vehicle, with additional parking behind the gated access. Further communal visitor parking is positioned immediately to the right of the carport within the close.

The rear garden is relatively compact and designed with ease of maintenance in mind, incorporating a paved seating area, artificial lawn and useful storage shed. Gated access connects the garden with the parking area.

### Location

Great Blakenham is well positioned for access across Suffolk, with the A14 close by providing straightforward connections towards Ipswich, Bury St Edmunds and Cambridge. The A12 and A140 are also readily accessible for onward travel towards Colchester, Norwich and the wider East Anglia region.

The village falls within the Claydon Primary School and Claydon High School catchment areas, with Claydon Primary currently rated Good by Ofsted. A choice of rail stations can also be found within easy reach, providing services towards Ipswich and onward connections to London Liverpool Street.

### Entrance Hall

### Living Room

15'4" x 11'1" (4.69 x 3.38)

### Kitchen

11'9" x 9'2" (3.59 x 2.8)

### Dining / Family Room

10'7" x 10'8" (3.25 x 3.26)

### Bedroom One

12'11" x 8'6" (3.95 x 2.6)

### Bedroom Two

11'8" x 9'4" (3.58 x 2.86)

### Bedroom Three

11'11" x 7'1" (3.65 x 2.18)

### Bathroom

8'4" x 8'1" (2.56 x 2.48)

### Services

Council Tax Band - C

Local Authority – Mid Suffolk District Council

Tenure – Freehold

EPC – C

Broadband Availability – Ultrafast Broadband is available in this location, via Trooli and Openreach Speeds up to 1800mbps details obtained from Ofcom Mobile and Broadband Checker) - August 2026.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by Vodafone & EE (details obtained from Ofcom Mobile and Broadband Checker) -August 2026.

Mains Electric  
Mains Water  
Mains Drainage  
Gas central heating.

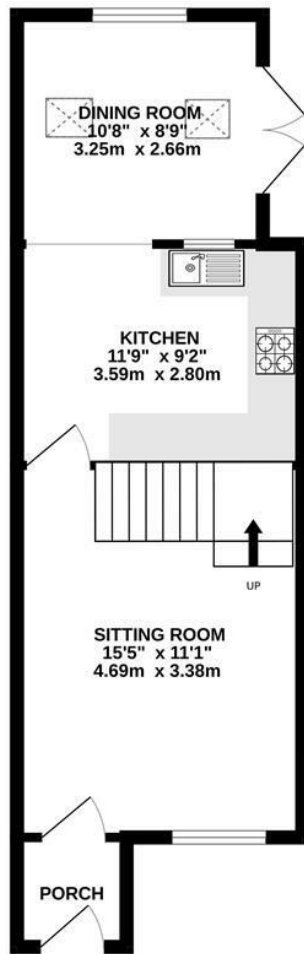
Construction Type - We understand the property to be of Traditional Construction of Brick and Block.

Flood Risk - Data Taken from Gov.UK Flood Map - August 2026  
Flooding from Rivers and Sea - Very Low Risk  
Flooding from Surface Water - Low Risk

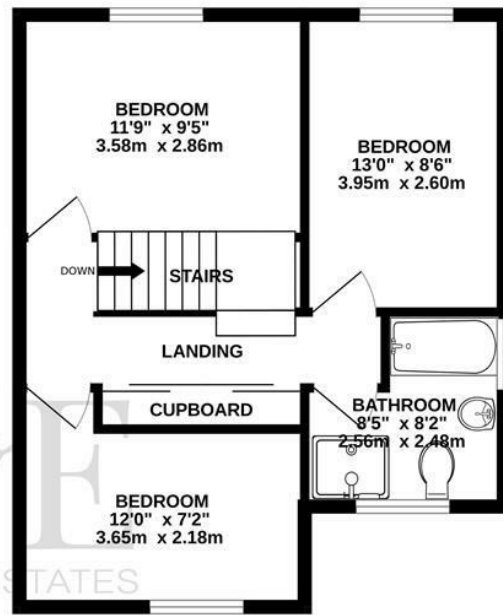
Flooding from Reservoirs - Unlikely In This Area  
Flooding from Ground Water - This location is outside of a groundwater flood alert area



GROUND FLOOR



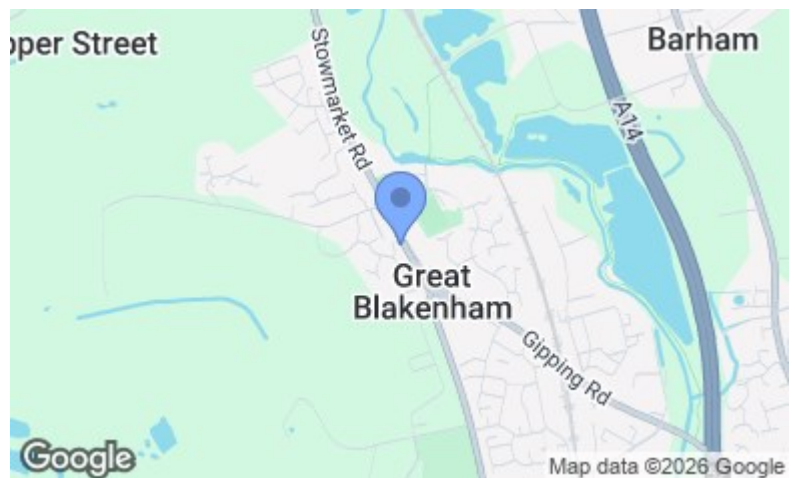
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.