



Rock Estates



Brick Drive

Great Blakenham, Great Blakenham, IP6 0GJ

£156,000



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## Brick Drive

Great Blakenham, Great  
Blakenham IP6 0G1

- Semi-Detached Home
- Spacious Living Room
- Three Bedrooms
- Off Road Parking
- NO ONWARD CHAIN
- Kitchen/Breakfast Room
- Cloakroom & First Floor Bathroom
- Private Rear Garden
- Walking Distance to Amenities & Public Transport Links
- Shared-Ownership 60% Equity Share

Set within the popular village of Great Blakenham, this well-presented three-bedroom semi-detached home offers comfortable, well-balanced accommodation ideal for modern family living.

The property is entered via a welcoming hallway, with a useful cloakroom providing practical everyday convenience. The kitchen/breakfast room offers a range of storage cupboards and drawers, ample worktop space and room for freestanding appliances, creating a functional and sociable space. To the rear, a spacious living room enjoys an abundance of natural light and features doors opening directly onto the garden, seamlessly connecting indoor and outdoor living.

To the first floor, the home continues to impress with three good-sized bedrooms, each offering space for accompanying furniture, making them well suited for family use, guests or home working. A three-piece family bathroom completes the accommodation.

Outside, the rear garden features a small patio area whilst the rest of the garden is predominantly laid to lawn and enhanced by a variety of mature shrubs and bushes, along with a useful storage shed. To the side, a brick-paved driveway provides off-road parking for two to three vehicles.

Great Blakenham is a sought-after Suffolk village, prized for its strong community feel and excellent accessibility. The village offers a village hall, recreation grounds and local amenities. The neighbouring village of Claydon offers a well-regarded primary and high school. The nearby towns of Stowmarket and Ipswich provide a wider range of shops, supermarkets, leisure facilities and a mainline railway station with direct links to London Liverpool Street. With easy access to the A14, Great Blakenham is perfectly positioned for commuting while retaining the charm and tranquillity of village life.

A home that blends practicality, location and lifestyle in equal measure.





**Front Garden**

Filled with mature shrubs and bushes. Path leading to front door, side driveway to fit two to three cars, brick paved driveway

**Entrance Hallway**

Oak effect laminate flooring. Coving. Stairs to first floor. Radiator. Doors too.

**Kitchen / Breakfast Room**

17'8" x 7'10" (5.41 x 2.40)

Double glazed window to front. Range of wall and floor mounted units and drawers. Inset stainless steel sink with mixer tap over. Space for dishwasher. Space for fridge freezer. Plumbing and space for washing machine. Integrated oven. Integrated four ring gas hob with extractor hood over. Cupboard housing wall mounted gas boiler. Part tiled walls. Tiled floor. Radiator.

**Living Room**

15'6" x 12'11" (4.73 x 3.94)

Double glazed window to rear. Double glazed patio doors opening to rear garden. Oak-effect laminate flooring. Coving. Electric-fired fireplace. Under-stairs cupboard. Radiator.



**Cloakroom**

Double glazed window to front. Low-level W.C. Pedestal hand wash basin with tiled splash-back and mixer tap over. Extractor fan, Radiator.

**Landing**

Loft hatch. Airing cupboard. Coving. Radiator. Doors too.

**Bedroom One**

16'2" x 8'0" (4.93 x 2.44)

Double glazed window to rear. Coving. Radiator.

**Bedroom Two**

15'6" x 8'1" (4.73 x 2.48)

Two double-glazed windows to front. Coving. Radiator.

**Bedroom Three**

11'9" x 7'3" (3.59 x 2.21)

Double glazed window to rear. Coving. Radiator.

**Bathroom**

Bath with shower over. Low-level WC. Pedestal hand wash basin with mixer tap. Part-tiled walls. Extractor fan. Grey vinyl oak-effect floor. Radiator.

**Rear Garden**

Fully enclosed with wooden fencing. Gate to side. The garden is predominantly laid to lawn with a small patio area. There are a number of mature shrubs and trees, and a useful wooden storage shed.

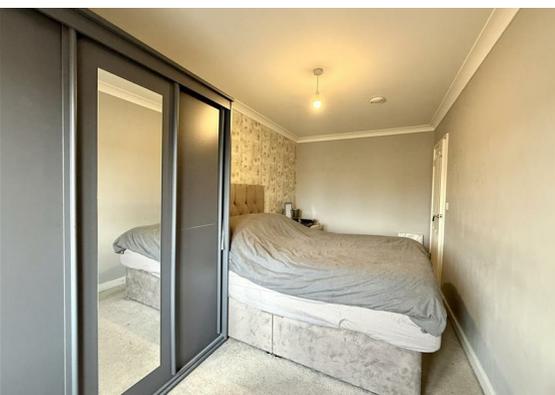
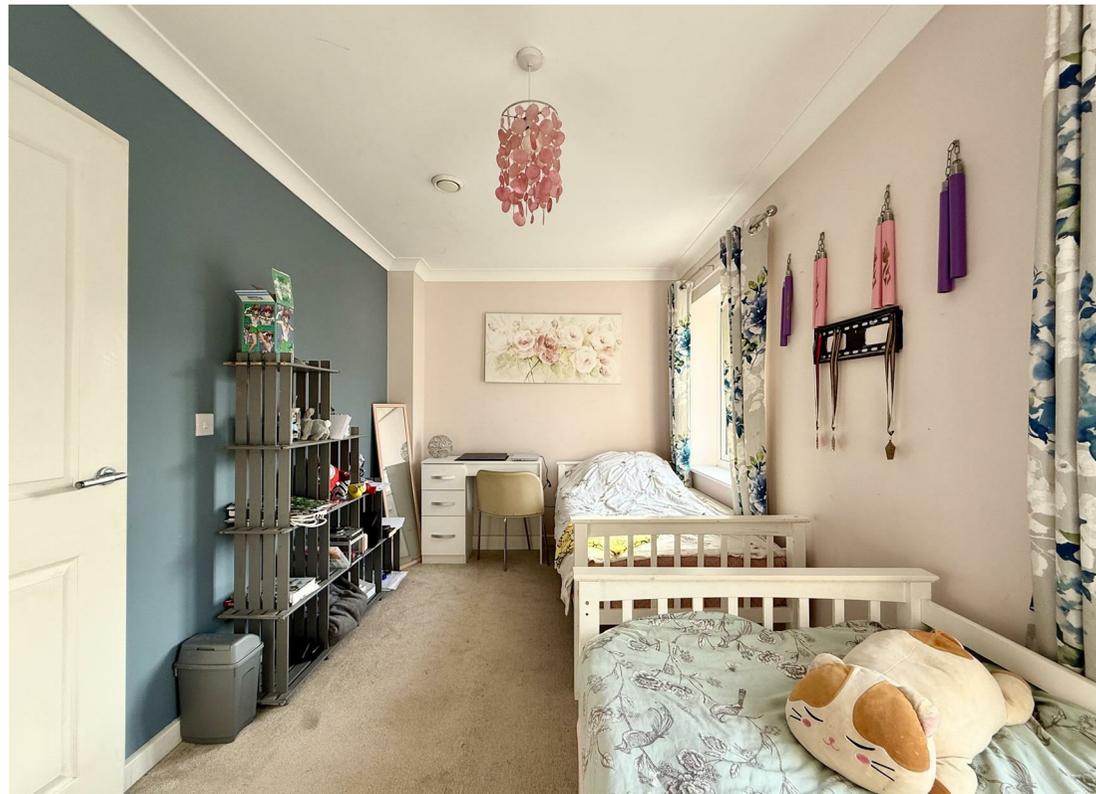
**Shared Ownership**

Offered for sale is a 60% leasehold share of the property. The management company for the shareholders is Orbit. Any purchaser will be required to complete an Orbit application form to confirm eligibility to purchase.

The home is also available to purchase at £260,000 for 100% of the property.

£227.09 Rent  
 £24.67 Insurance  
 £20.06 Management Charge  
 £33.30 Service Charge

Lease term is from 01/04/2012 for 125 years – 111 years and 3 months remaining.



## Floor Plan



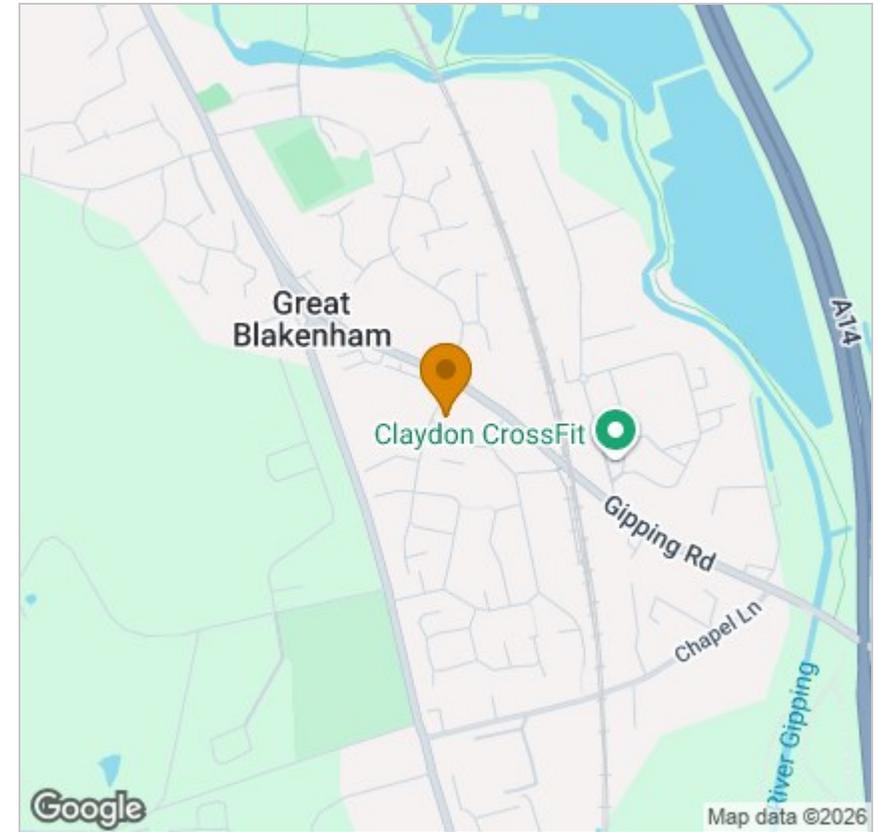
## Viewing

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

