



Rock Estates



Stowmarket Road

Great Blakenham, Ipswich, IP6 0LZ

Offers in excess of £210,000



## Stowmarket Road

Great Blakenham, Ipswich, IP6 0LZ

- Semi-Detached Cottage
- Multiple Reception Rooms
- Two Bedrooms
- Private West Facing Garden
- Well Presented Throughout
- Extended to Rear
- Field Views to Front and Rear Aspects
- First Floor Bathroom
- On Street Parking
- Brick Fireplace with Wood Burner



A charming semi-detached cottage positioned on the outskirts of Great Blakenham, offering a blend of character features and modern enhancements.

The ground floor centres around a cosy living room, where a brick fireplace with inset wood burning stove creates a warm and inviting focal point. The kitchen/breakfast room is well-proportioned, providing ample worktop space and room for appliances, making it both practical and sociable. To the rear, the property has been thoughtfully extended to create a contemporary garden room, complete with underfloor heating and patio doors opening onto the garden, perfect for year-round use and seamless indoor-outdoor living. To the first floor, there are two well-sized bedrooms, serviced by a modern three-piece family bathroom suite. Externally, the westerly facing rear garden enjoys afternoon and evening sun, creating a natural sun trap. The space is partly laid to lawn with a generous patio area, ideal for outdoor entertaining or relaxing in a private setting.



Situated just to the west of Ipswich, Great Blakenham is a well-connected and increasingly popular village offering a balance of countryside surroundings and modern convenience. The village benefits from local amenities including a convenience store, takeaway options, and access to scenic countryside walks. Nearby Claydon provides further facilities including shops, schooling and public houses. Excellent transport links are close at hand, with the A14 providing direct routes to Ipswich, Bury St Edmunds and beyond, while mainline rail services to London Liverpool Street are available from Ipswich, making the location ideal for commuters.





### Front

Door opens to:

### Living Room

15'1" x 11'6" (4.61 x 3.52)

Double glazed window to front. Brick fireplace with inset wood burner. Stairs to first floor. Under stairs recess space. Laminate flooring. Electric radiator. Door to:

### Kitchen/ Breakfast Room

15'2" x 7'9" (4.63 x 2.38)

Double glazed window to garden room. Range of floor mounted units and drawers. Oak worktop. Inset stainless steel sink with mixer tap over. Integrated oven with electric hob and extractor hood above. Part tiled splash back. Space and plumbing for washing machine and dishwasher. Space for tumble dryer are fridge/freezer. Spotlights. Wall hung breakfast bar. Door to:

### Garden Room

14'5" x 7'5" (4.41 x 2.28)

Double glazed windows and patio doors opening to rear garden. Two Velux skylights. Laminate flooring. Under floor heating.

### Landing

Wood flooring. Doors to:

### Bedroom One

11'11" x 11'7" (3.65 x 3.55)

Double glazed window to front. Wood effect flooring. Loft hatch with ladder access. Electric radiator.

### Bedroom Two

9'1" x 7'9" (2.78 x 2.37)

Double glazed window to rear. Cupboard. Electric radiator.

### Bathroom

Glazed window to rear. Bath with electric shower over, with folding shower screen. Low level W.C. Pedestal hand wash basin. Part tiled walls. Vinyl tile flooring. Heated towel rail.

### Rear Garden

The westerly facing rear garden is fully enclosed and has a sizeable patio area that perfectly incorporates the inside and outside spaces seamlessly. With plenty of privacy and space for al fresco dining or relaxing, the garden boasts a particularly sunny spot. The garden is partially laid to lawn with a small gravel area, as well as a useful outside tap and gate to the side.

### Parking

There is a lay-by to the front of the cottages providing communal parking for the residents.

### Agents Note

A section of the rear garden is in the ownership of a neighbouring property, which the current owner has arranged to use. This arrangement is not included in the sale, and any incoming purchaser will need to negotiate their own agreement directly with the neighbouring owner should they wish to continue using this area.



## Floor Plan



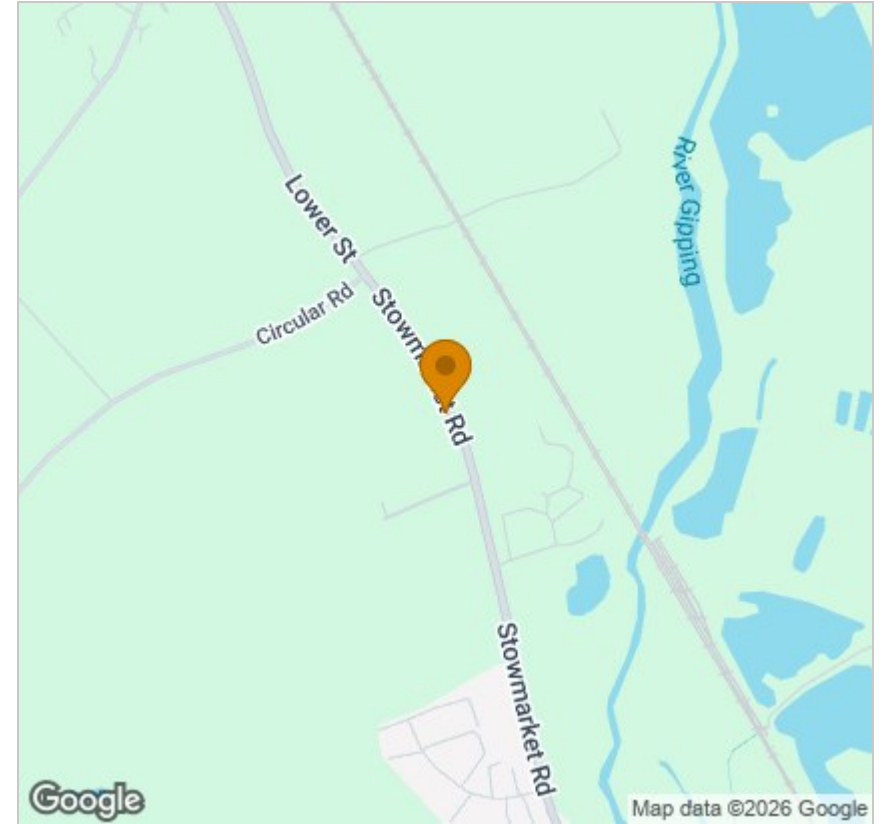
## Viewing

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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Rock Estates Suffolk Ltd, 119, High Street, Needham Market, Suffolk, IP6 8DQ  
 Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk

## Area Map



## Energy Efficiency Graph

