



11 Brick Drive, Great Blakenham, Ipswich, IP6 0GJ

Guide Price £250,000 Freehold

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Part of the Your Ipswich Group

11 Brick Drive, Great Blakenham, Ipswich, IP6 0GJ

We are delighted to be offering for sale this modern 3 bedroom semi-detached family home located in Great Blakenham village to the West of Ipswich within a short drive to local shops schools and bus service, also easy access to A14 trunk road. The property comprises entrance hall, lounge/dining, modern fitted kitchen, ground floor cloakroom, stairs to first floor leading to 3 bedrooms and bathroom. Further benefits include gas central heating, double glazed throughout, off road parking for 2 cars, attached single garage and tiered rear garden - ideal for outside entertaining. EARLY INSPECTION RECOMMENDED.

AGENTS NOTE

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

ENTRANCE HALL

Door into entrance hall, radiator, laminate flooring, stairs to first floor, doors to cloakroom, kitchen and lounge/diner.

LOUNGE/DINER

15' 5" x 14' 7" (4.7m x 4.44m) Laminate flooring, 2 radiators, double glazed windows to side and rear aspect, storage cupboard under stairs, double glazed French doors to rear aspect.

KITCHEN

10' 4" x 7' 5" (3.15m x 2.26m) Comprising white gloss wall and matching base units with roll edge work tops, 4 ring gas hob with stainless steel splash back and extractor fan, electric oven, integrated washing machine & dish washer, space for fridge/freezer, radiator, double glazed window to front aspect, stainless steel sink and drainer with mixer tap, radiator.

CLOAKROOM

Low level WC, wash hand basin with storage under, radiator, tiled flooring, extractor fan.

STAIRS

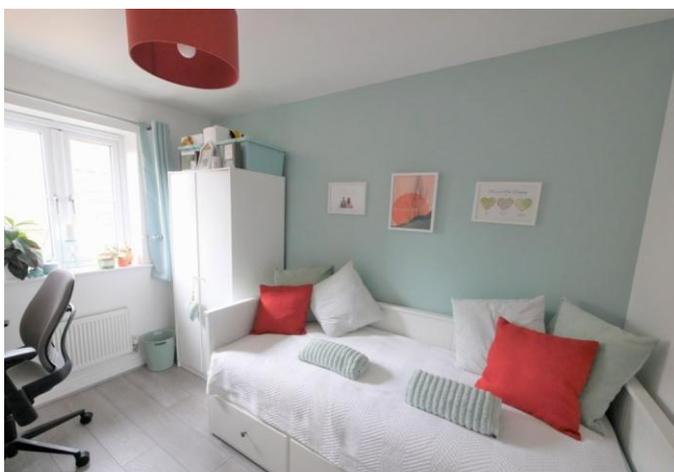
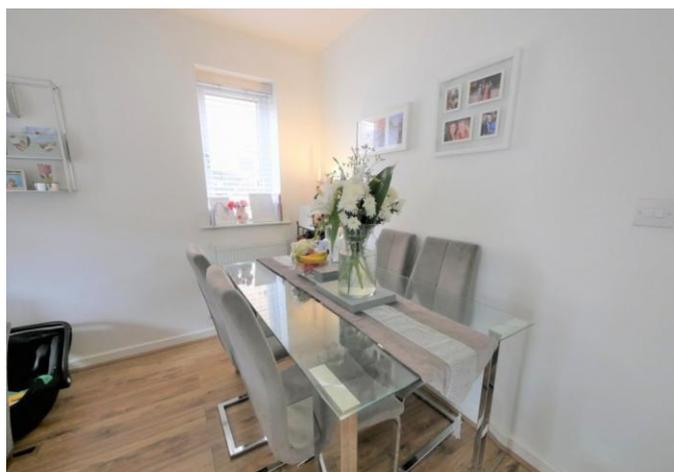
Carpeted stairs & landing, radiator, loft hatch, doors to bedrooms and bathroom.

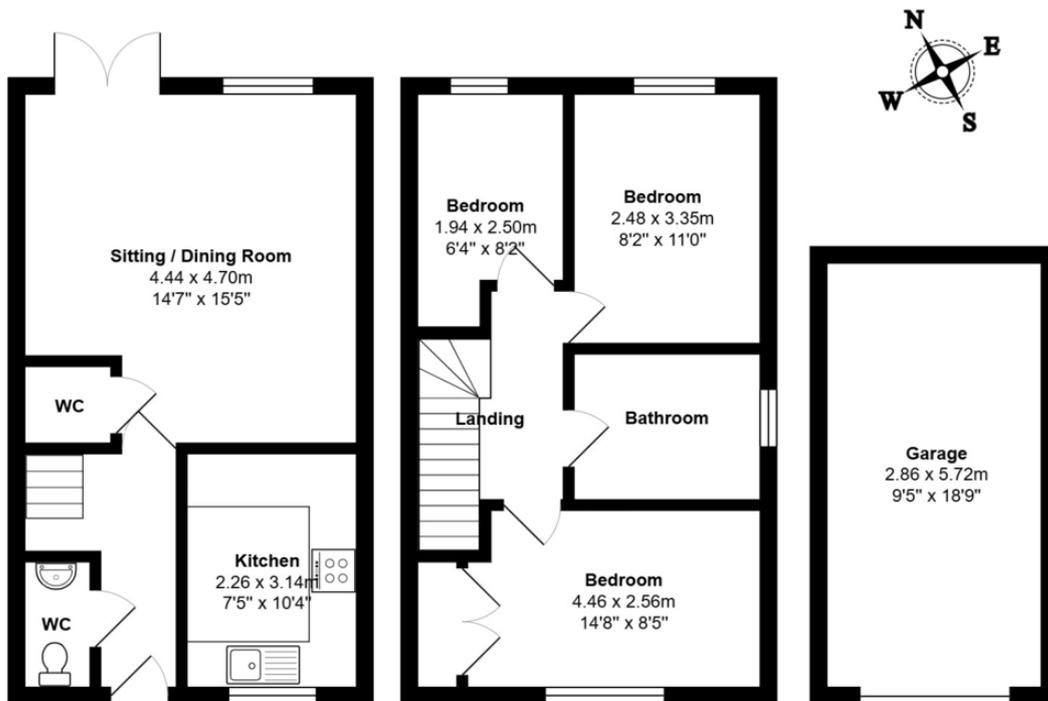
BEDROOM 1

14' 8" x 8' 5" (4.47m x 2.57m) Carpeted flooring, radiator, 2 door built in wardrobe, dual aspect double glazed windows to front aspect.

BEDROOM 2

10' 10" x 8' 2" (3.3m x 2.49m) Carpeted flooring, radiator, double glazed window to rear aspect.





Total Area: 88.6 m² ... 953 ft²

All measurements are approximate and for display purposes only

BEDROOM 3

9' 9" x 6' 3" (2.97m x 1.91m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin, bath with shower over, tiled flooring, double glazed window to side aspect, extractor fan, airing cupboard housing gas boiler.

GARAGE

18' 8" x 9' 5" (5.69m x 2.87m) Up & over roller door, lighting connected.

OUTSIDE

Block paved driveway providing off road parking for 2 cars, side gate in to rear garden leading to patio, with slate border, steps up to raised deck area for outside entertaining, lawn area, flower & shrub borders, all enclosed by fencing.

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Claydon Primary & Claydon High School.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general

outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Energy performance certificate (EPC)

11, Brick Drive Great Blakenham IPSWICH IP8 6GJ	Energy rating C	Valid until: 2 June 2030
		Certificate number: 0178-5002-7296-4340-5224
Property type	Semi-detached house	
Total floor area	71 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 C. It has the potential to be A.

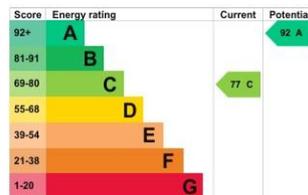
[See how to improve this property's energy efficiency.](#)

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



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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