BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

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

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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 Vodaphone & EE (details obtained from Ofcom Mobile and Broadband Checker) -August 2026.

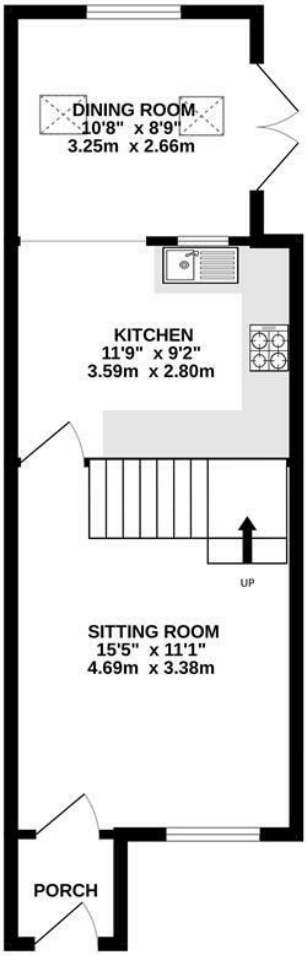
Mains Electric
Mains Water
Mains Drainage
Gas central heating.

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

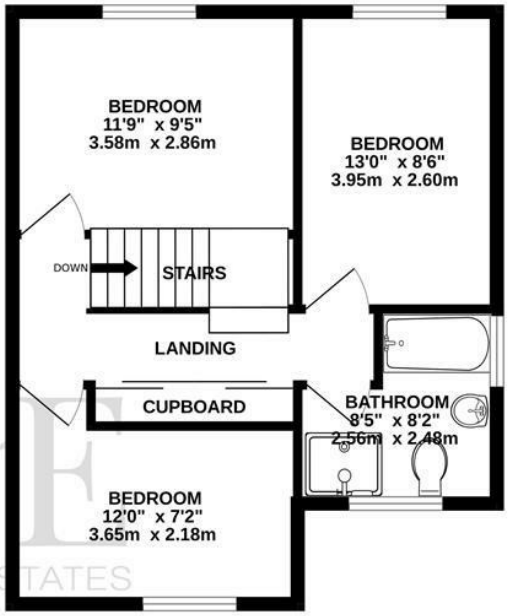
Flood Risk - Data Taken from Gov.UK Flood Map - August 2026
Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Low Risk

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



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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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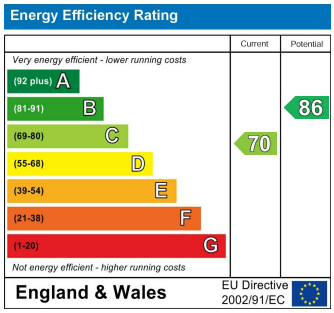

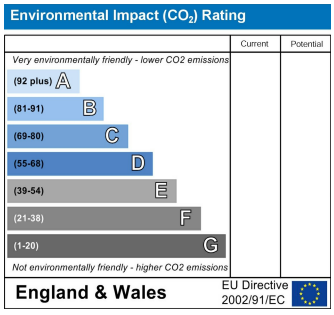

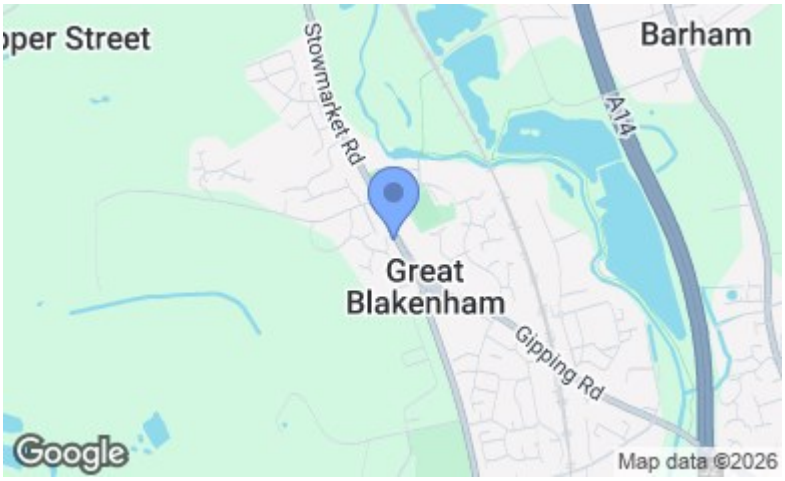

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The Property Ombudsman