



Rock Estates



Meadow Drive

Great Blakenham, IP6 0NH

Guide price £325,000



## Meadow Drive

Great Blakenham, IP6 0NH

- Detached House
- Modern Kitchen/ Diner
- Utility Room
- Spacious Living Room
- Cloakroom, Bathroom & Ensuite
- Three Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Single Garage with Power Connected
- Walking Distance to Amenities

A well-presented detached three-bedroom home, offering modern accommodation and a layout that suits both everyday family life and entertaining.

The property boasts a generous 1000 sqft of living space, including a sizeable living room providing a comfortable and versatile setting to relax, whilst overlooking the rear garden. The modern kitchen/diner has been thoughtfully arranged with integrated appliances, ample worktop and cupboard space, as well as a breakfast bar creating a sociable space for informal dining. A separate utility room offers additional storage and appliance space, while a ground floor cloakroom adds further convenience. Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, creating a private retreat, while the remaining two bedrooms are served by a contemporary three-piece family bathroom.

Externally, the rear garden is fully enclosed and predominantly laid to lawn, offering a secure and low-maintenance outdoor space, ideal for both families and those who enjoy outdoor entertaining or relaxing. A pathway leads to a rear gate, providing practical access to the private driveway & garage. A brick paved driveway provides off-road parking for multiple vehicles, alongside a single garage equipped with an up and over door, as well as power and light connected, offering an excellent amount of additional storage or parking.

Great Blakenham is a popular and well-connected Suffolk village, offering a strong sense of community alongside everyday convenience. The village benefits from a local shop, regular bus services, and access to a network of countryside walks. Nearby Claydon provides additional amenities including schools, shops, and public houses, while Ipswich and Stowmarket are within easy reach for a wider range of retail, leisure, and mainline rail connections to London Liverpool Street. The A14 is also easily accessible, making this an ideal location for commuters.





**Front**  
Partly laid to lawn with a number of mature trees and shrubs. Door to:

**Entrance Hallway**  
Oak effect luxury vinyl tile flooring. Spotlight. Stairs to first floor. Radiator. Doors to:

**Kitchen/ Diner**  
18'5" x 9'4" (5.62 x 2.86)  
Double glazed windows to front and side. Range of wall and floor mounted cupboards and drawers. Oak effect worktop. Inset stainless steel sink with dual drainer and mixer tap over. Integrated oven with electric hob and extractor hood above. Integrated dishwasher & fridge/freezer. Two radiators. Door to:

**Utility**  
6'0" x 6'1" (1.83 x 1.87)  
Part glazed door opening to rear garden. Integrated washing machine. Space for tumble dryer. Oak effect worktop. Wall mounted cupboard housing gas boiler. Oak effect luxury vinyl tile flooring. Radiator. Door to:

**Cloakroom**  
Low level W.C. Wall mounted hand wash basin with tiled splash back. Oak effect luxury vinyl tile flooring. Extractor fan. Radiator.

**Living Room**  
18'5" x 10'2" (5.62 x 3.11)  
Double glazed window to front. Double glazed patio doors opening to rear garden. TV point. Two radiators.

**Landing**  
Double glazed window. Cupboard. Loft hatch. Radiator. Doors to:

**Bedroom One**  
18'5" (max) x 10'4" (max) (5.62 (max) x 3.17 (max))  
Double glazed window to front and side. Two radiators. Door to:

**Ensuite**  
Double glazed window to front. Shower cubicle. Pedestal hadn't wash basin. Low level W.C. Part tiled walls. Extractor fan. Grey vinyl tile flooring. Radiator.

**Bedroom Two**  
10'5" x 8'3" (3.18 x 2.53)  
Double glazed window to side and front. Radiator.

**Bedroom Three**  
9'2" x 7'8" (2.80 x 2.35)  
Double glazed window to side. Radiator.

**Bathroom**  
Double glazed window to front. Panelled bath. Low level W.C. Pedestal hand wash basin. Part tiled walls. Oak effect vinyl tile flooring. Extractor fan. Radiator.

**Rear Garden**  
The rear garden is fully enclosed providing security and privacy, with a wooden gate to the rear providing access to the garage and parking. The garden is predominantly laid to lawn with a patio space for outdoor relaxing and entertaining. There is also the addition of a useful outside tap and electric point.

**Parking & Garage**  
The property benefits from a brick paved driveway providing off road parking for a number of cars.

The addition of a single garage provides further parking or useful storage space, with power and light connected.

**Agents Note**  
The current vendors pay an annual site maintenance fee of approximately £130.

There is also approximately 5 years remaining on the property's NHBC warranty.



## Floor Plan



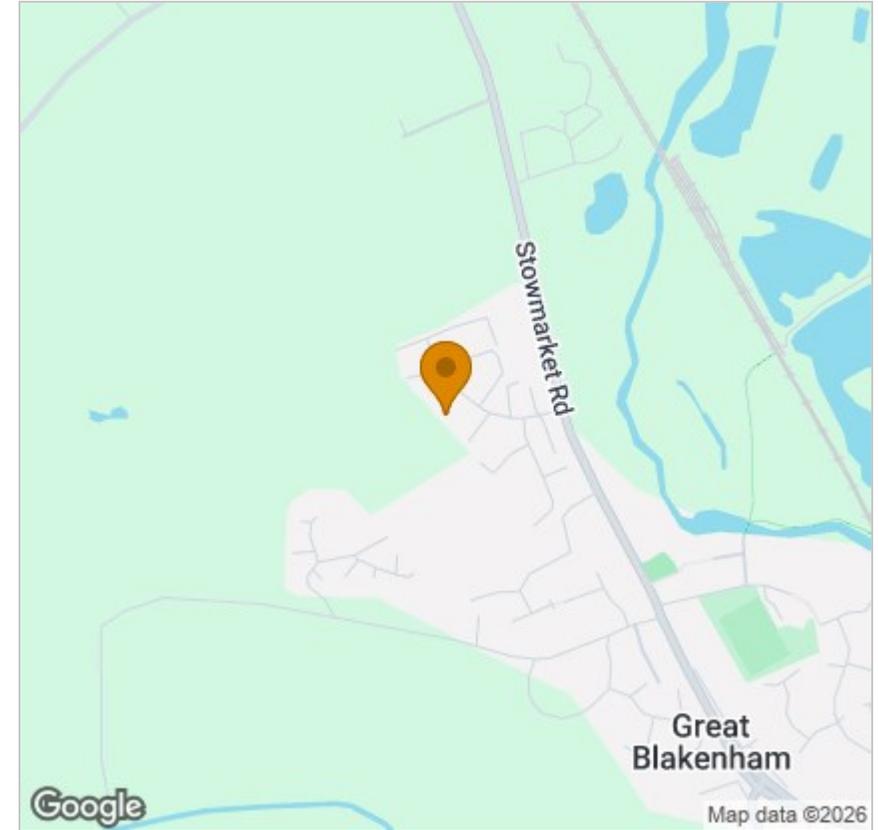
## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

