



Rock Estates



Masons Drive, Great Blakenham  
IP6 0GE

Offers in excess of £220,000



# Masons Drive, Great Blakenham

IP6 0GE

- Terraced House
- Dual Aspect Living Room
- Two Double Bedrooms
- Allocated Off Road Car Parking For 2 Cars
- Blakenham Fields Development
- Modern Kitchen/ Diner
- Cloakroom & First Floor Bathroom
- Private Rear Garden
- Walking Distance to Local Amenities
- Popular Great Blakenham Position



Situated within the popular village of Great Blakenham, this well-presented two-bedroom terraced home offers modern, low-maintenance living in a highly convenient setting.

The property is situated on a quiet no-through road and is accessed to the front via a footpath. The landscaped front garden boasts an array of mature shrubs and bushes, as well as mature hedging creating privacy. The front door opens into a welcoming entrance, leading through to a stylish kitchen/diner with some integrated appliances as well as space for additional. Designed with both practicality and sociability in mind, the space offers ample worktop and cupboard storage alongside room for dining, making it ideal for everyday living and entertaining. A useful ground floor cloakroom adds to the functionality of the layout.



To the first floor, there are two well-proportioned double bedrooms, both benefiting from excellent natural light with dual aspect windows and offering comfortable, versatile accommodation. A modern family bathroom completes the first floor, including a three-piece bathroom suite. Externally, the property boasts a private rear garden that is partially laid to lawn and benefits from a small patio area perfect for alfresco dining and relaxing. There is also the benefit of a useful storage shed and tap. There are two allocated off-road parking spaces, ensuring ease and convenience for both residents and visitors.



Great Blakenham remains a highly sought-after village, offering a strong sense of community alongside excellent access to nearby amenities in Claydon and Ipswich. The area is well connected via road and public transport links, making it an ideal choice for both first-time buyers and investors alike.

A smart, ready-to-move-into home in a location that continues to perform.





### Front

Located on a no-through-road the property enjoys a large front that is shielded with mature hedging. There are a number of mature plants and shrubs in a shingle area as well as a path leading to the front door.

### Entrance Hall

11'5" x 4'0" (3.49 x 1.24)

Tiled floor. Under stairs cupboard. Radiator. Opening to:

### Kitchen/ Diner

16'3" x 11'7" (max) (4.97 x 3.54 (max))

Double glazed window to front. Patio doors opening to rear garden. Range of wall and floor units and drawers. Inset stainless steel sink with dual drainer and mixer tap over. Integrated oven, from ring gas hob with extractor hood above. Space for fridge/freezer. Plumbing and space for washing machine. Tiled floor. Stairs to first floor. Radiator.

### Living Room

16'4" x 8'11" (4.98 x 2.72)

Double glazed windows to front and rear. Coving. Radiator.

### Cloakroom

Double glazed window to front. Low level W.C. Pedestal hand wash basin. Tiled floor. Extractor fan. Radiator



### Landing

Airing cupboard. Loft access. Radiator. Doors to:

### Bedroom One

16'3" x 9'1" (4.97 x 2.78)

Double glazed window to front and rear. Coving. Radiator.

### Bedroom Two

16'4" x 8'10" (4.98 x 2.70)

Double glazed window to front and rear. Coving. Radiator.

### Bathroom

Double glazed window to front. Low level W.C. Pedestal hand wash basin. Bathroom with shower attachment over. Part tiled walls. Vinyl flooring. Radiator.

### Garden

The private rear garden is fully enclosed with wooden fencing and is partly laid to lawn with a patio area. There is a mature blossom tree creating privacy and colour as well as a useful storage shed and outside tap. A gate to the rear of the garden provides direct access to the parking.

### Parking

Two allocated off road parking spaces.



## Floor Plan



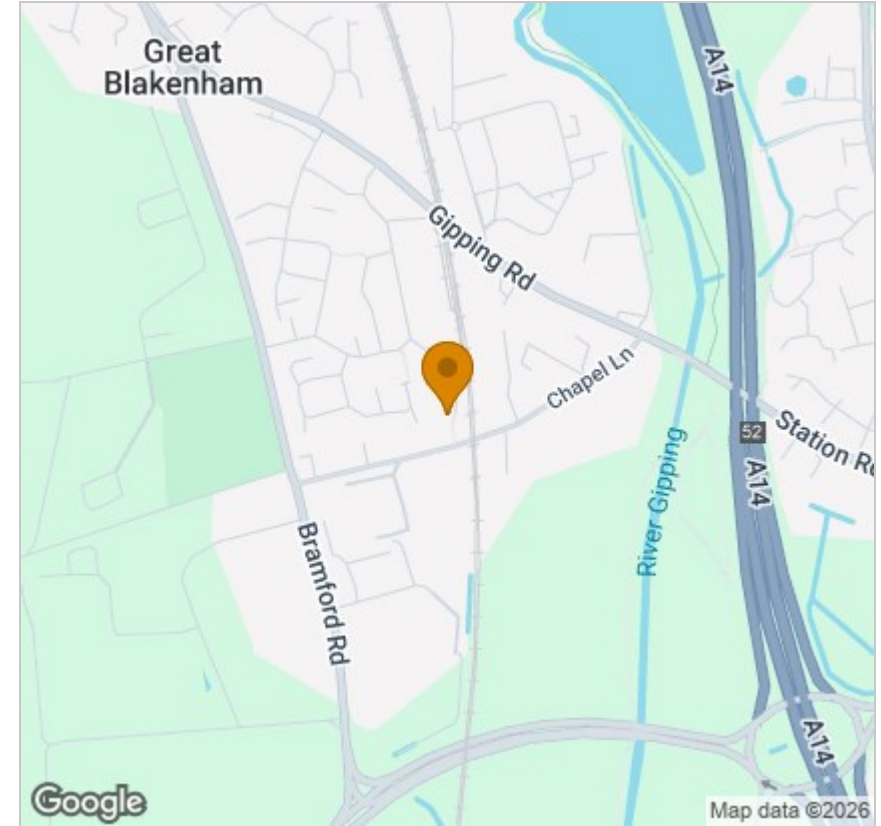
## Viewing

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

