



14 Chestnut Close | Great Blakenham | Suffolk | IP6 0NS

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14 Chestnut Close, Great Blakenham, Suffolk, IP6 0NS

“A spacious, three bedroom townhouse located in an enviable tucked away position with proportionate gardens & off-road parking.”

Description

An opportunity to acquire a spacious, three bedroom townhouse located in an enviable tucked away position on the outskirts of Great Blakenham, just a stone's throw from the well-served village centre as well as being conveniently placed for destinations further afield.

Notable benefits include proportionate, private rear gardens and the benefit of two off-road spaces. The property is also subject to the NHBC guarantee at this current time.

About the Area

The property is situated in the popular village of Great Blakenham approximately three miles from Needham Market and close to the well-served village of Claydon which offers a range of shops, post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk County town of Ipswich is approximately three miles distant offering a much wider range of facilities including a mainline railway link to London's Liverpool Street Station.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

With stairs rising to the first floor, hardwood flooring and door to:

Kitchen Approx 10'10 x 9'1 (3.31m x 2.77m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and hob with extractor over and dishwasher. Space for fridge/freezer, window to front aspect, housing for the gas-fired boiler, doors to understairs cupboard and opening to:

Sitting Room Approx 12'2 x 11'2 (3.72m x 3.40m)

Door to storage cupboard and French doors to the rear opening onto the terrace.

First Floor Landing

Stairs rising to the second floor and doors to:

Bedroom Two Approx 12'2 x 7'9 (3.72m x 2.37m)

Double room with window to rear aspect.

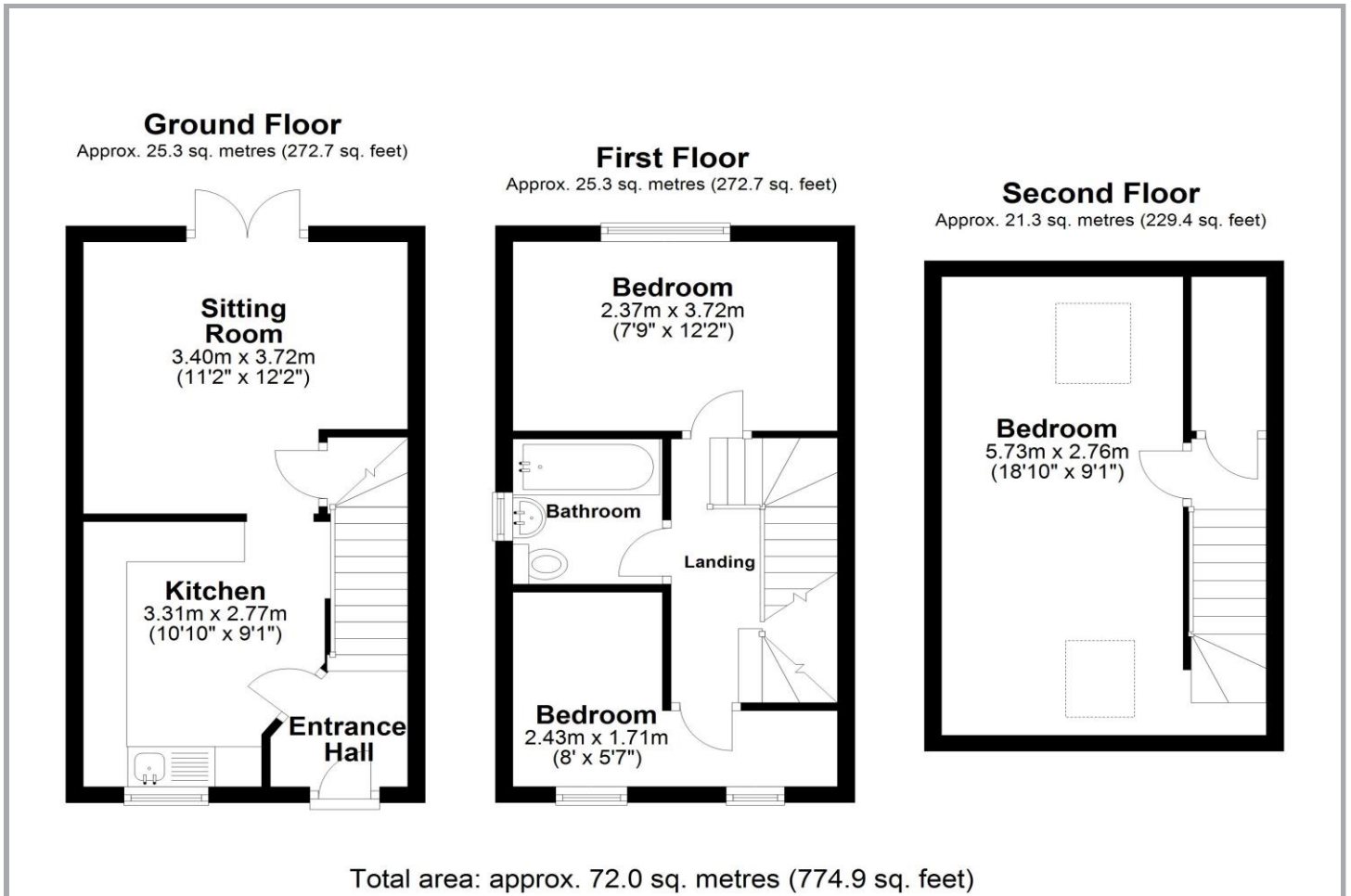
Bedroom Three Approx 8' x 5'7 (2.43m x 1.71m)

Currently used as a dressing room but ideal for a use as a single bedroom. Window to front aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls, frosted window to side aspect and extractor.





Second Floor Landing

Door to spacious storage cupboard and door to:

Master Bedroom Approx 18'10 x 9'1 (5.73m x 2.76m)

Double room extending from the front to the back of the property with two skylights.

Outside

The property is situated in an enviable cul-de-sac location and is accessed over a private drive providing two off-road parking spaces.

To the rear are the partly-lawned and partly-terraced gardens with boundaries defined by panel fencing for the most part. Also incorporated within the plot is a timber storage shed and raised beds.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Gas-fired heating.

Agents Note

We understand from our client that the property is subject to an annual maintenance charge which is currently charged at around £120.00 per annum.

05/03/2024, 12:30

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

14 Chestnut Close GREAT BLAKENHAM IP8 0NS	Energy rating B	Valid until: 22 March 2031 Certificate number: 0039-5737-9000-0867-1226
Property type	Semi-detached house	
Total floor area	74 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 B. 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

Disclaimer

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