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Stowmarket Road, Great  
Blakenham, Suffolk, IP6 0LY  
Guide Price £300,000 to £325,000

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- Spacious Detached Cottage
- Four Bedrooms
- Two Reception Rooms
- Two Kitchen Areas
- Ground Floor Bathroom
- 100ft (STS) Rear Garden
- Outside Games Room with Bar Area
- Double Glazing & Gas Central Heating



Situated in the ever-popular village of Great Blakenham lies this beautifully presented four-bedroom detached cottage offering good access out to the A14 and A12 commuter trunk roads. 'Corner Cottage' is a lovely period family home, deceptively spacious and offers ample light and airy accommodation with other benefits including a fantastic rear garden of approximately 100ft (subject to survey) with large games room and bar area, double-glazing, gas central heating, and is full of character features throughout. As agents, we recommend the earliest possible

internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, dual aspect sitting room, dining room, inner kitchen which opens through to another kitchen, ground floor bathroom, and four first floor bedrooms.

Great Blakenham is served by a wide range of village amenities including Public House, village hall, church, a parade of handy stores located in the adjacent village of Claydon and good local schooling. The village provides convenient access to the A14 commuter road link and has a regular bus service.

The county town of Ipswich is close by with a mainline railway station providing direct links to London Liverpool Street Station.

**Outside - Front:** There is a courtyard style garden with low-retaining wall.

**Front Porch:** Double-glazed window to the front aspect and door leading to:

**Sitting Room:** 12'4" x 11'1" (3.76m x 3.38m) A dual aspect room with double-glazed windows to the front and side with views overlooking farmland, wood-effect tiled Herringbone floor, a radiator, built-in linen cupboard housing the

gas boiler, doorway into the inner kitchen, and door leading to:

**Dining Room:** 12'4" x 11'1" (3.76m x 3.38m) Double-glazed window to the front aspect, wood-effect tiled Herringbone floor, a radiator, and ornate fireplace.

**Inner Kitchen:** 12'7" x 7'10" (3.84m x 2.4m) Fitted with a range of base level units and pan drawers, roll edge work surfaces, integrated fan assisted oven and ceramic hob, wood-effect work surfaces, wood-effect ceramic tiled floor, door providing access to the staircase leading to the left-hand landing, built-in under stairs pantry cupboard with shelving, double-



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glazed window overlooking the rear garden, door to the bathroom, and opening through to:

**Kitchen:** 12'6" x 6'6" (3.8m x 1.98m)

Fitted with a range of base level units, wood-effect work surfaces, inset butler sink, space and plumbing for a washing machine and dishwasher, space for a fridge freezer and tumble dryer, wood-effect ceramic tiled floor, large double-glazed window to the side aspect overlooking farmland, and double-glazed door opening out to the garden.

**Family Bathroom:** Three-piece suite comprising bath with shower over and pivot glass screen, low-

level WC and pedestal hand wash basin, along with metro tile splashbacks, a radiator, ceramic tiled floor, double-glazed window to the rear aspect, and door providing access to the staircase leading to the right-hand landing.

**First Floor Left-Hand Landing:**

Stairs down to the inner kitchen and doors to bedrooms one and two.

**Bedroom One:** 13'2" x 11'1" (4.01m x 3.38m) Double-glazed window to the front aspect, exposed pine floor, and a radiator.

**Bedroom Two:** 13'2" x 11'1" (4.01m x 3.38m) Double-glazed window to

the front aspect, a radiator, and built-in wardrobe.

**First Floor Right-Hand Landing:**

Stairs down to the bathroom and doors to bedrooms three and four.

**Bedroom Three:** 10'3" x 8'3" (3.12m x 2.51m) Double-glazed window overlooking the rear garden, and a radiator.

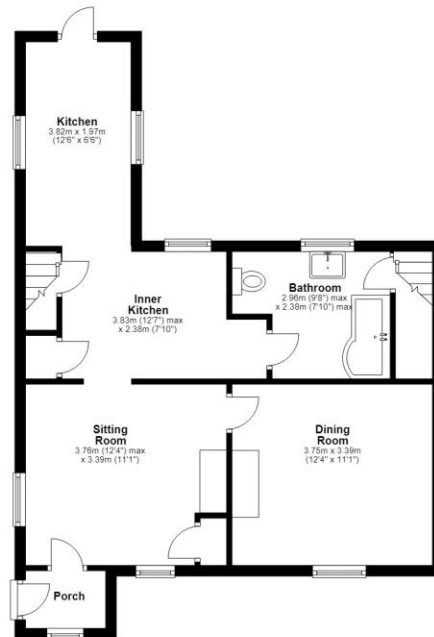
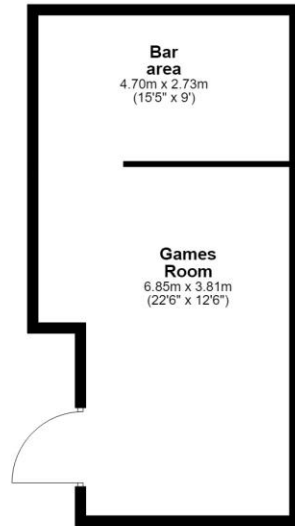
**Bedroom Four:** 9'10" x 7'10" (3m x 2.4m) Double-glazed window overlooking the rear garden, and a radiator.

**Outside – Rear:** The generous rear garden, extending to approximately 100ft (subject to survey), is a particular selling feature of the property and has

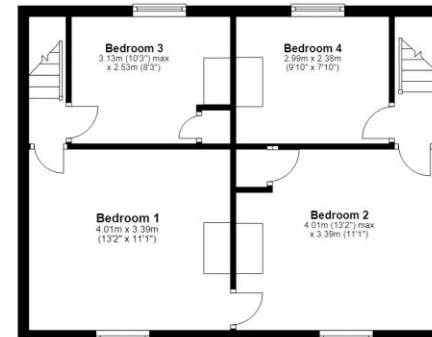
been landscaped. Predominantly laid to lawn, it also offers a paved patio ideal for outdoor entertaining, a substantial games room with bar area, a timber summerhouse, and a wire chicken enclosure. The garden is fully enclosed by fencing, providing a private and secure outdoor space.

**Games Room:** The games room measures 22'6 x 12'6 and has a door opening out to the garden and power and light connected. It opens through to the bar area which measures 15'5 x 9'.

**Ground Floor**  
Approx. 96.1 sq. metres (1034.3 sq. feet)



**First Floor**  
Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 140.7 sq. metres (1514.5 sq. feet)

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### Attributes

4 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: G

Council Tax Band: D



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