



## Brick Drive

## Guide Price £250,000

Marks and Mann are delighted to present this extremely modern TWO BEDROOM SEMI DETACHED HOUSE located in the popular village of Great Blakenham. Perfect for FIRST TIME BUYERS/INVESTORS this property boasts entrance hallway, cloakroom, modern fitted kitchen/diner, lounge, family bathroom, two double bedrooms, one en-suite, double glazing, gas heating via radiators, enclosed South/West facing rear garden and allocated car parking with a detached garage.

The village of great Blakenham and Claydon offer all the local amenities that you require from a doctors surgery, convenience store, pharmacy, bakers, public house and primary and secondary schooling. The A14 junction is within a short drive and is ideal for commuters.

This property is highly sought after and early viewing is highly advised.

- Two Double Bedrooms
- Semi Detached House
- Popular Great Blakenham Location
- South West Facing Rear Garden
- Garage & Off Road Parking
- Kitchen/Diner
- Master Bedroom With En Suite
- Perfect First Time Buy / Investment Purchase

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## Front

Path leading to front door. Slate to front of the property.

## Ground Floor

### Entrance Hallway

Double glazed front entrance door. Tiled flooring. Security system. Door to;

### Cloakroom

Low level w/c. Hand wash basin. Extractor fan. Radiator. Tiled splash backs.

### Lounge

2.92m x 5.28m into bay window (9' 7" x 17' 4")  
Double glazed bay window to front. Radiator. Door to;

### Inner Hallway

Tiled flooring. Stairs leading to first floor. Opening to;

## Kitchen/Diner

4.32m x 4.01m (14' 2" x 13' 2")  
Porcelain tiled flooring. Range of wall mounted units. Range of floor mounted units and drawers. Integrated fridge freezer. Integrated oven. Integrated gas hob with extractor hood over. Space for dish washer. Space for washing machine. Stainless steel sink unit with mixer tap over. Double glazed window to rear with perfect fit blinds. Double glazed French doors to rear with perfect fit blinds. Radiator.

## First Floor

### Landing

Loft access. Airing cupboard with combi boiler. Doors to;

### Master Bedroom

3.38m x 2.74m (11' 1" x 9' 0")  
Double glazed window to front. Victorian style panelling. Two built in wardrobes. Radiator. Door to;

### En-Suite

Shower cubicle. Low level w/c. Hand wash basin. Tiled splash backs. Radiator. Extractor fan.

### Bedroom Two

4.04m x 3.38m (13' 3" x 11' 1")  
Double glazed window to rear. Radiator.

