



Rock Estates



River Way

Great Blakenham, Ipswich, IP6 0GH

Guide price £300,000



River Way

Great Blakenham, Ipswich, IP6 0GH

- Guide Price: £300,000-£325,000
- Modern Kitchen with Integrated Appliances
- Cloakroom & First Floor Bathroom
- Ensuite to Bedroom One
- Garage & Off Road Parking
- Spacious Kitchen/ Diner
- Living Room
- Three Bedrooms
- Private Rear Garden
- Envious Cul-de-Sac Location

A beautifully presented, detached home tucked away in a peaceful cul-de-sac—offering modern comforts, with practical living spaces, and superb commuter links on the edge of the sought-after village of Great Blakenham.

Built in 2018 and still benefiting from the remainder of its NHBC warranty, this stylish three-bedroom home has been thoughtfully maintained and is ideal for those seeking a move-in-ready property. With a welcoming entrance hall, convenient cloakroom, cosy lounge and contemporary kitchen/diner with sleek cabinetry, integrated appliances, and French doors opening onto the rear garden this spacious layout combines functionality and modern living seamlessly.

Upstairs, three comfortable bedrooms offer flexible accommodation. The main bedroom boasts built-in wardrobes and a private en-suite shower room, while the remaining two bedrooms are served by a stylish three-piece family bathroom.

Outside, the rear garden is fully enclosed with a mix of patio and lawn areas. To the side a block-paved driveway provides generous off-road parking and leads to a single garage.

Set within a modern development in Great Blakenham, River Way enjoys an enviable position with excellent access to transport and local amenities. The A14 is moments away, offering swift connections to Ipswich, Bury St Edmunds, and Cambridge, making it a fantastic base for commuters. A local convenience store and eatery is nearby, while further amenities can be found in the neighbouring village of Claydon or the vibrant county town of Ipswich. For those who enjoy the outdoors, scenic countryside walks and green spaces are just minutes away waiting to be explored.

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Front

Shingle front border with path to front door.

Entrance Hallway

Stairs to first floor. Under stairs cupboard. Doors to:

Kitchen/Diner

19'6" x 11'1" (5.95 x 3.39)

Double glazed window to rear. Double glazed patio doors to rear garden. Range of wall and floor mounted gloss finish cupboards and drawers with under unit lighting. Oak effect worktop. Inset stainless steel sink with 1 1/2 drainer and mixer tap over. Integrated gas hob with extractor hood above. Integrated oven. Integrated fridge/freezer and dishwasher. Space for washing machine. TV point. Oak effect flooring. Two radiators.

Living Room

13'9" x 10'4" (4.20 x 3.15)

Double glazed window to front. Radiator.

Cloakroom

Low level W.C. Pedestal hand wash basin with mixer tap over and tiled splashback. Vinyl flooring. Extractor fan. Radiator.

Landing

Built in airing cupboard. Loft hatch. Radiator. Doors to:

Bedroom One

11'3" x 10'6" (3.44 x 3.21)

Double glazed window to rear. Built in cupboard. Radiator. Door to:

Ensuite

Shower cubicle. Low level W.C. Pedestal hand wash basin. Part tiled walls. Vinyl floor. Extractor fan. Radiator.

Bedroom Two

10'5" x 8'11" (3.20 x 2.74)

Double glazed window to front. Radiator.

Bedroom Three

11'5" (max) x 8'6" (3.48 (max) x 2.60)

Double glazed window to rear. Radiator.

Rear Garden

The enclosed rear garden offers a low-maintenance and most importantly private space to relax and entertain. The garden is partly laid to lawn with a sizeable paved patio area, as well mature flower and shrub borders. The garden offers an outside tap and side access to the driveway.

Garage & Parking

The property benefits from a detached garage with up and over door to front, and power and light connected.

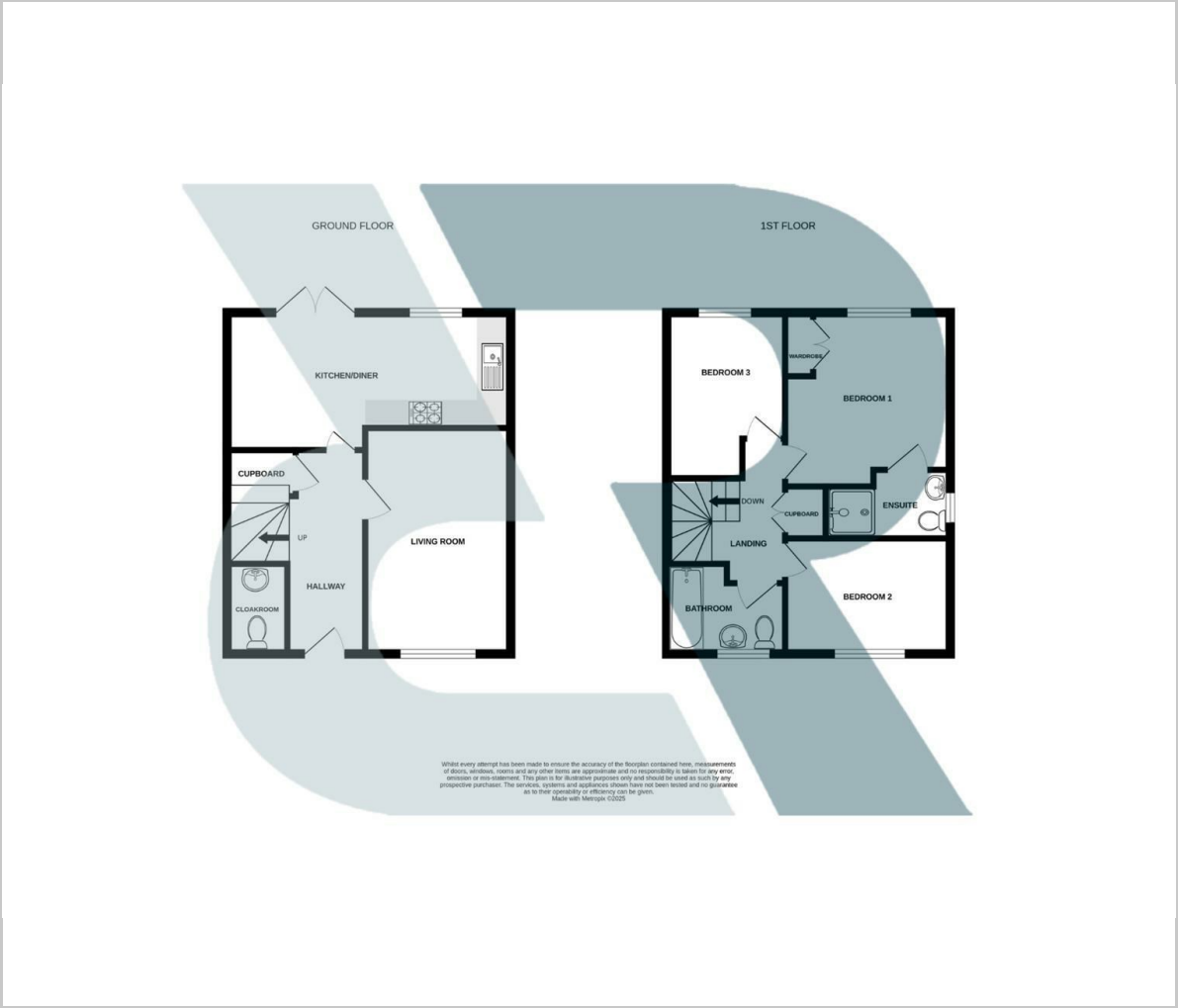
There is off road parking available on the private driveway for a number of vehicles.

Agent Note

The current vendors pay a site maintenance fee of approximately £26 per month.



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

