Rock Estates

Lime Way

Great Blakenham, IP6 0GP

Guide price £240,000

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Lime Way

Great Blakenham, IP6 0GP

- Well Presented Home
- Kitchen/ Breakfast Room
- Cloakroom & Family Bathroom
- Useful Storage Cupboards
- Off Road Parking
- Terraced Property
- Spacious Living/ Dining Room
- Three Bedrooms
- Decked Rear Garden
- Popular Great Blakenham Position

Situated on the popular Blakenham Fields development, this attractive home combines modern comfort with everyday practicality.

An inviting entrance hall with cloakroom leads through to a stylish kitchen/breakfast room, thoughtfully fitted with a range of integrated appliances, generous cupboard storage and ample worktop space — ideal for both family life and occasional eating. The spacious living/dining room enjoys a pleasant outlook over the rear garden, creating a bright and relaxing environment. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes, alongside a contemporary three-piece family bathroom.
Outside, the fully enclosed rear garden is of low maintenance and features a useful outside tap and gated access to the communal parking area, where two allocated off-road parking spaces are provided.

Great Blakenham is a thriving village offering excellent everyday amenities including a convenience store, regular bus services and an abundance of scenic footpaths through the surrounding Suffolk countryside. The neighbouring village of Claydon, just half a mile away, provides a range of independent shops, a post office, public houses and both primary and secondary schooling. The location also offers convenient access to Ipswich and Stowmarket, each with extensive shopping, leisure facilities and mainline railway links to London Liverpool Street, making this an ideal setting for families and commuters alike.

Front
Shingle areas with mature plants and shrubs. Path leads to front door, opening to:

Entrance Hall
Tiled flooring. Stairs to first floor. Radiator. Doors to:

Kitchen
10'3" x 7'5" (3.13 x 2.27)
Double glazed window to front. Range of wall and floor units and drawers. Oak effect worktop. Inset stainless steel sink with dual drainer and mixer tap over. Inset four ring gas hob with extractor hood over. Electric integrated oven. Integrated fridge/freezer and washer/dryer. Part tiled walls. Under cabinet and pelmet lights. Spotlights. Radiator.

Living/ Dining Room
15'5" x 14'7" (4.71 x 4.46)
Double glazed window and patio doors to rear garden. Oak effect flooring. Under stairs cupboard. Two radiators.

Cloakroom
Low level W.C. Pedestal hand wash basin. Extractor fan. Decorative panelling. Tiled floor. Radiator.

Landing
Loft hatch. Doors to:

Bedroom One
12'5" x 8'4" (3.80 x 2.56)
Two double glazed windows to front. Built in wardrobes with mirror sliding doors. Decorative panelling. Oak effect flooring. Radiator.

Bedroom Two
10'11" x 8'3" (3.33 x 2.53)
Double glazed window to rear. Oak effect flooring. Radiator.

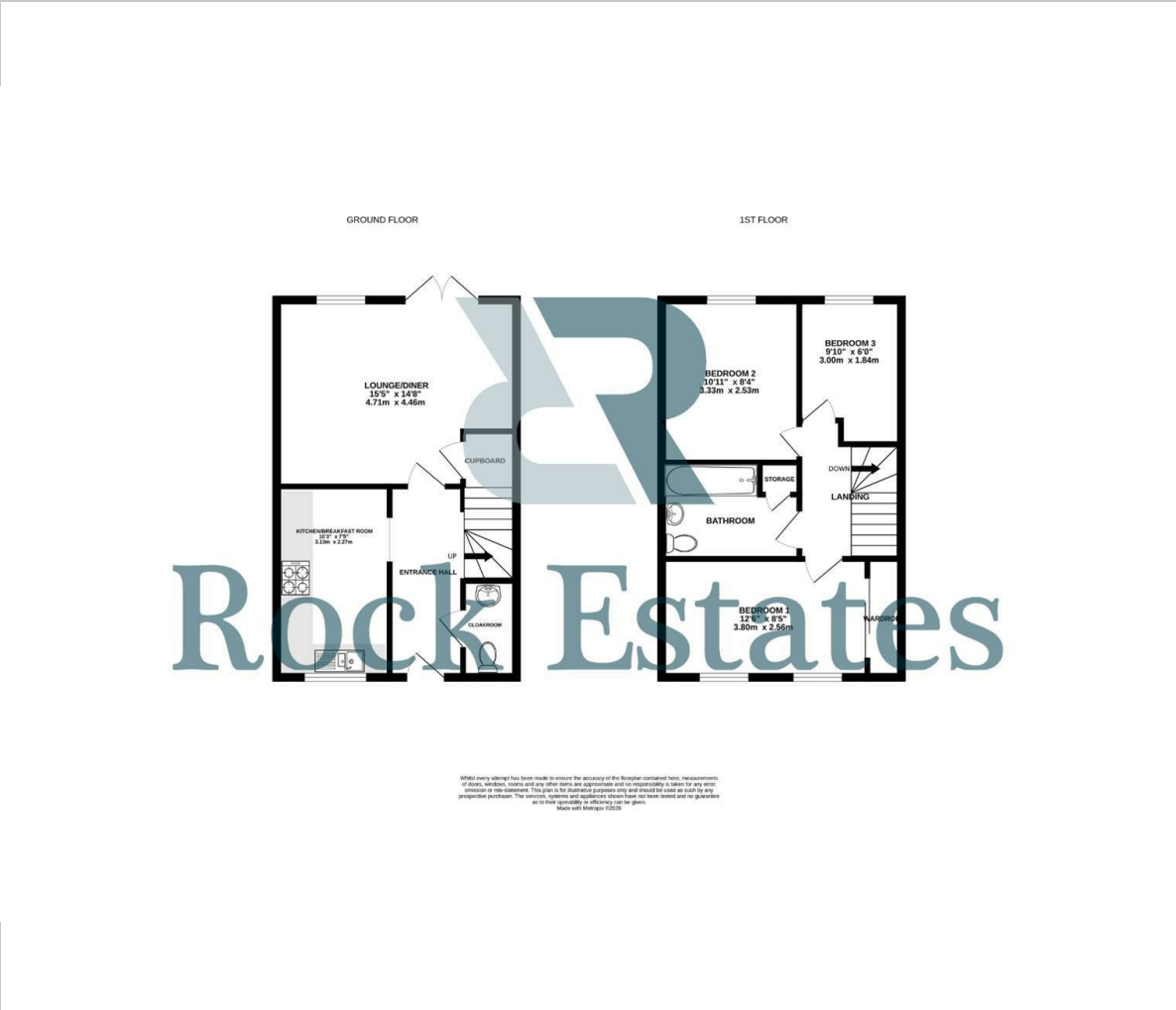
Bedroom Three
9'10" (max) x 6'0" (3.00 (max) x 1.84)
Double glazed window to rear. Oak effect flooring. Decorative panelling. Radiator.

Bathroom
Low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment and glass screen. Part tiled walls. Tiled floor. Extractor fan. Airing cupboard providing storage space and wall hung gas boiler.

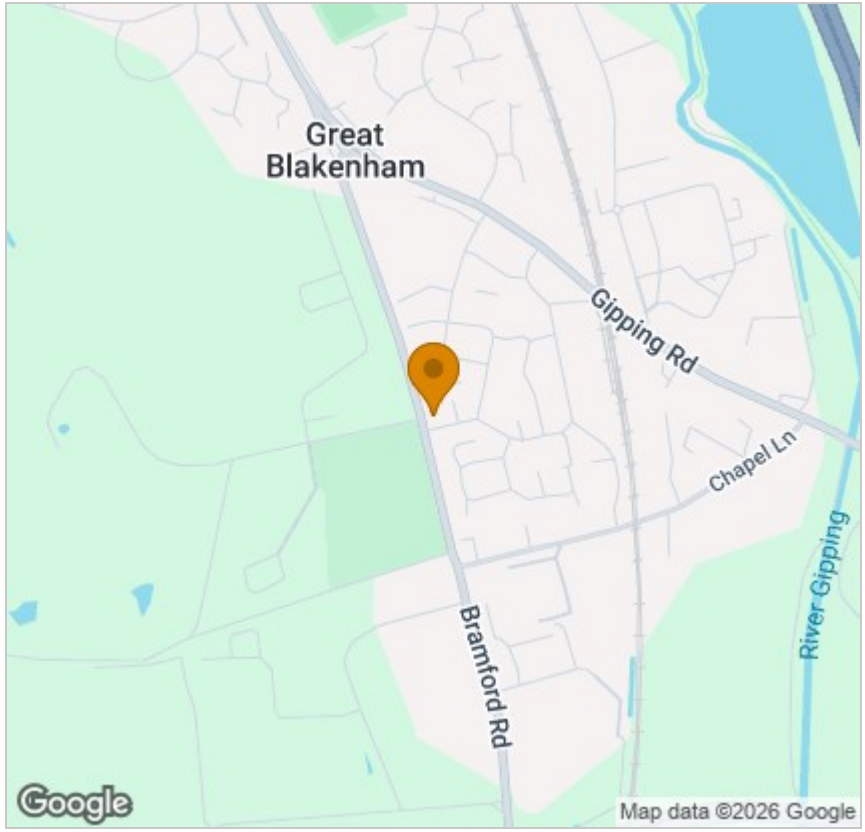
Rear Garden
Fully enclosed rear garden with decking area perfect for outdoor seating and relaxing in the warmer months. A useful outside tap is connected, whilst a rear gate provides access to the allocated parking.

Parking
Two allocated spaces to rear of the property.

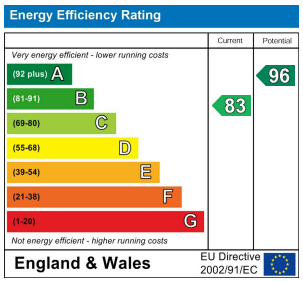
Floor Plan

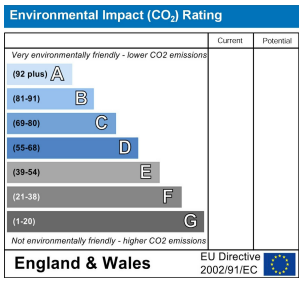


Area Map



Energy Efficiency Graph





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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