



Rock Estates



River Way
Great Blakenham, Ipswich, IP6 0GH
Guide price £375,000

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River Way

Great Blakenham, Ipswich, IP6 0GH

- Detached Family Home
- Modern Kitchen/Diner
- Cloakroom & First Floor Family Bathroom
- Ensuite to Master Bedroom
- Garage & Off Road Parking
- Extremely Well Presented
- Spacious Living Room
- Four Bedrooms
- Private Landscaped Rear Garden
- Popular Great Blakenham Village



Situated within the popular village of Great Blakenham, this exceptionally well-presented detached home offers generous and thoughtfully arranged accommodation, perfectly suited to modern family living.

The ground floor offers a spacious and contemporary kitchen/diner, with integrated appliances, ample storage and extensive worktop space, making it a sociable hub for both everyday use and entertaining. A separate utility room enhances practicality with storage and space for additional appliances. Additional benefits to the ground floor include multiple storage cupboards and a cloakroom. The living room is a particularly inviting space, tastefully decorated with feature panelling and a bay window that floods the room with natural light. To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from a sleek, contemporary en-suite shower room. A modern three-piece family bathroom serves the remaining bedrooms.

Externally, the rear garden has been thoughtfully landscaped to provide a balance of lawn and a sizeable patio area, ideal for outdoor dining and entertaining. Fully enclosed and offering a good degree of privacy, the well maintained rear garden also benefits from a storage shed, outside tap and external power points.

The property is further complemented by a single garage with an up and over door, complete with power and light, alongside a brick paved driveway to the side providing off-road parking for two to three vehicles.

Great Blakenham is a well-connected and popular village benefiting from local amenities including a convenience store, takeaway options and nearby public houses, with additional facilities such as primary and high schools in neighbouring Claydon. Ipswich town centre is within easy reach, providing a wider range of shopping, leisure and mainline rail links to London Liverpool Street. The A14 is also close by, offering excellent road connections across the region.



Front

Enclosed front garden with white picket fence, shingle area with path leading to front door.

Entrance Hallway

Two storage cupboards. Tiled floor. Stairs to first floor. Radiator. Door to:

Cloakroom

Double glazed window to side. Low level W.C. Pedestal hand wash basin with tiled splash back. Tiled floor. Extractor fan. Radiator.

Living Room

16'10" x 11'9" (5.14 x 3.60)

Double glazed bay window to front. Decorative panelling. Two radiators. Part glazed doors to:

Kitchen/Diner

20'2" x 11'8" (6.16 x 3.56)

Double glazed window to rear. Double glazed patio doors to rear garden. Range of wall and floor mounted units and drawers. Grey worktop with upstand. Inset composite sink with mixer tap over. Integral oven with four ring gas hob and extractor hood above. Under cabinet lights. Integrated fridge/freezer and dishwasher. Tiled floor. Door to:

Utility Room

5'4" x 4'3" (1.65 x 1.31)

Part glazed door to driveway. Work top with storage cupboard below. Space and plumbing for washing machine.

Landing

Double glazed window to side. Cupboard housing wall mounted boiler. Loft hatch. Radiator. Doors to:

Bedroom One

11'8" x 10'10" (3.56 x 3.31)

Double glazed window to front. Built in wardrobe. Decorative panelling with built in wall lights. Radiator. Door to:

Ensuite

Double glazed window to side. Shower cubicle. Low level W.C. Pedestal hand wash basin. Shaver point. Part tiled walls. Vinyl flooring. Extractor fan. Grey radiator.

Bedroom Two

10'10" x 8'11" (3.31 x 2.72)

Double glazed window to rear. Radiator.

Bedroom Three

11'0" x 7'4" (3.37 x 2.24)

Double glazed window to rear. Radiator.

Bedroom Four

8'11" x 8'2" (2.74 x 2.51)

Double glazed window to front. Radiator.

Bathroom

Double glazed window to side. Low level W.C. with bidet function. Pedestal hand wash basin. Bath with shower attachment. Part tiled walls. Shaver point. Extractor fan. Vinyl tile floor. Radiator.

Rear Garden

Fully enclosed rear garden that is partly laid to lawn with a sizeable patio area perfect for outdoor relaxing and entertaining. The garden benefits from a useful storage shed, outside tap and electric points.

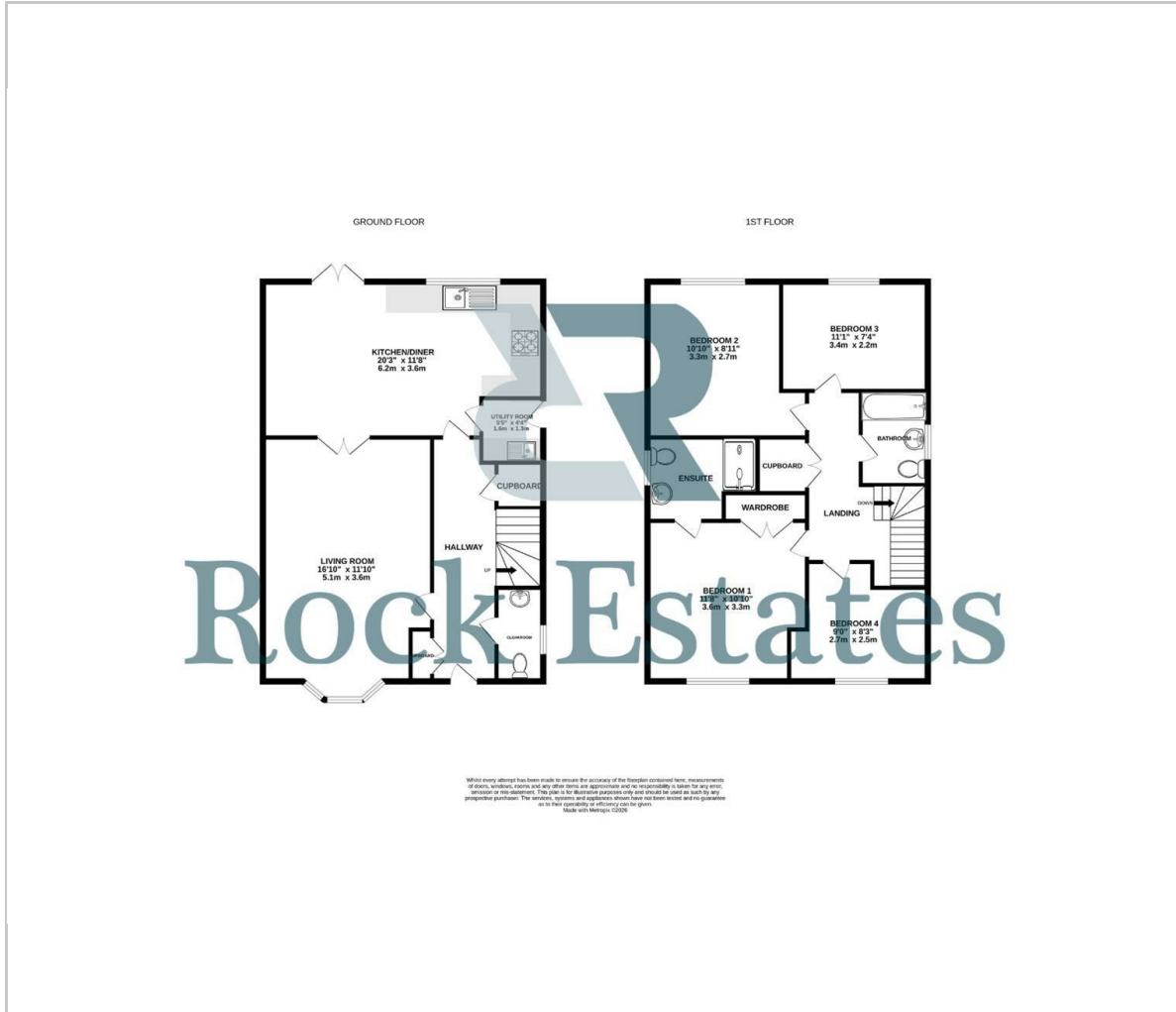
Garage & Parking

Single garage with up and over door to front, with power and light connected.

Brick paved driveway providing off road parking for 2/3 cars.



Floor Plan



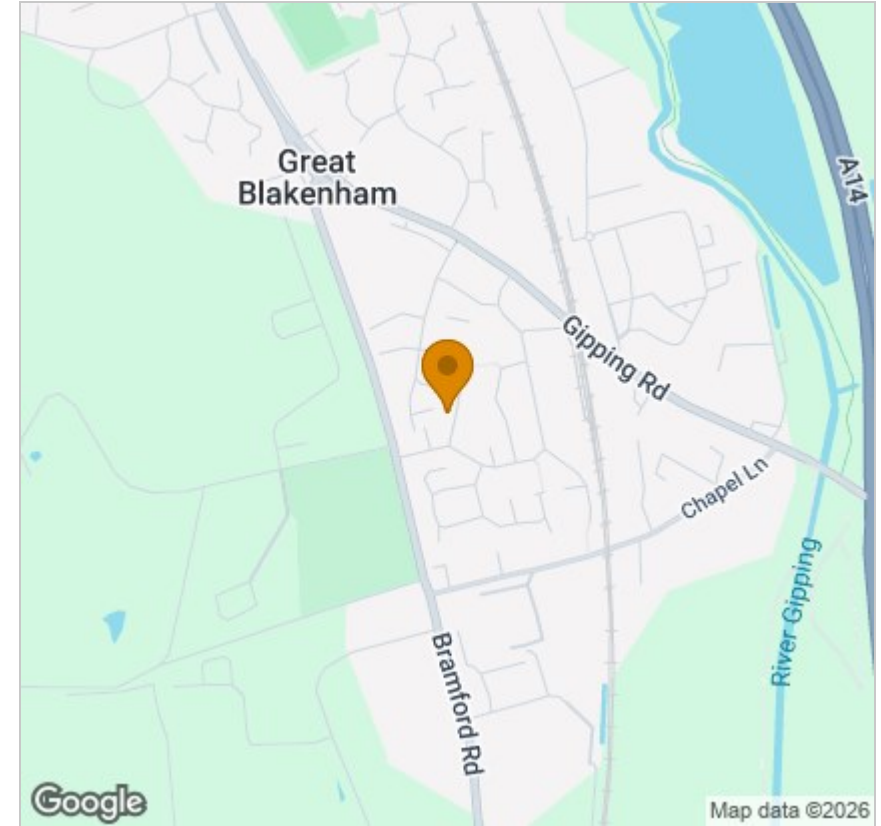
Viewing

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

