



Rock Estates



Limestone Close

Great Blakenham, Ipswich, IP6 0FG

Guide price £235,000



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## Limestone Close

Great Blakenham, Ipswich, IP6 0FG

- Mid-Terrace House
- Living/ Dining Room
- Two Double Bedrooms
- Well Presented Throughout
- Off Road Parking
- Modern Kitchen
- Cloakroom
- First Floor Family Bathroom
- Private Rear Garden
- Popular Great Blakenham Area



A well-presented two-bedroom terraced home on the popular Blakenham Fields development. Great Blakenham offers a village shop and excellent transport links to Ipswich and Stowmarket, making this an ideal first purchase or investment opportunity.

The property offers a welcoming entrance hall with cloakroom, a contemporary kitchen with some integrated appliances and generous worktop space. The spacious living/ dining room overlooks the private rear garden.

Upstairs there are two well-proportioned bedrooms and a modern three-piece family bathroom. Outside, the rear garden is low maintenance and predominantly laid to lawn with a useful storage shed and outside tap. The property also benefits from two off-road parking spaces to the front.

Located just a few miles north-west of Ipswich, Great Blakenham is a thriving and well-connected Suffolk village that blends countryside surroundings with everyday convenience. Popular with families and professionals alike, the village offers a welcoming community feel while remaining within easy reach of larger town amenities.

At the heart of the village you'll find a local convenience store, village hall and a network of footpaths that link into open countryside, perfect for dog walking and outdoor recreation. Surrounded by rolling Suffolk countryside yet positioned for convenience, Great Blakenham strikes a rare balance: rural character without isolation, and accessibility without losing its village identity. The nearby River Gipping provides scenic walking and cycling routes, forming part of the wider Gipping Valley landscape.

Great Blakenham sits close to the A14, providing straightforward road access to Stowmarket and Bury St Edmunds, while mainline rail services from Stowmarket offer direct connections to London Liverpool Street, making the village an attractive option for commuters seeking a quieter pace of life.





### Front

Brick paved driveway. Outside tap. Path leading to front door:

### Hallway

Tiled floor. Stairs to first floor. Radiator. Doors to:

### Kitchen

11'1" x 5'5" (3.40 x 1.66)

Double glazed window to front. Range of wall and floor units and drawers. Inset gas hob with extractor hood over. Integrated electric oven. Integrated fridge/freezer, Space and plumbing for washing machine. Worktop with matching up-stand and inset stainless steel sink with mixer tap over. Wall mounted gas boiler. Spotlights. Tiled floor.

### Living/ Dining

13'5" x 12'5" (4.10 x 3.81)

Double glazed patio doors with window panels to rear garden. Under stairs storage cupboard. Radiator.

### Cloakroom

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

### Landing

Loft hatch. Doors to:

### Bedroom One

12'5" x 9'2" (3.81 x 2.81)

Double glazed window to rear. Radiator.

### Bedroom Two

12'5" x 8'10" (3.81 x 2.71)

Double glazed window to front. Built in cupboard. Radiator.

### Bathroom

Low level W.C. Pedestal hand wash basin. Bath with shower over and folding glass screen. Part tiled walls. Vinyl tile flooring. Spotlights. Extractor fan. Radiator.

### Rear Garden

Predominantly laid to lawn with a patio area perfect for outdoor relaxation and entertaining. The current vendors have created a timber framed flower bed containing a variety of mature plants and shrubs. There is the benefit of an outside tap and storage shed. A path leads to the bottom of the garden where there is a gate providing access to the front of the property.

### Parking

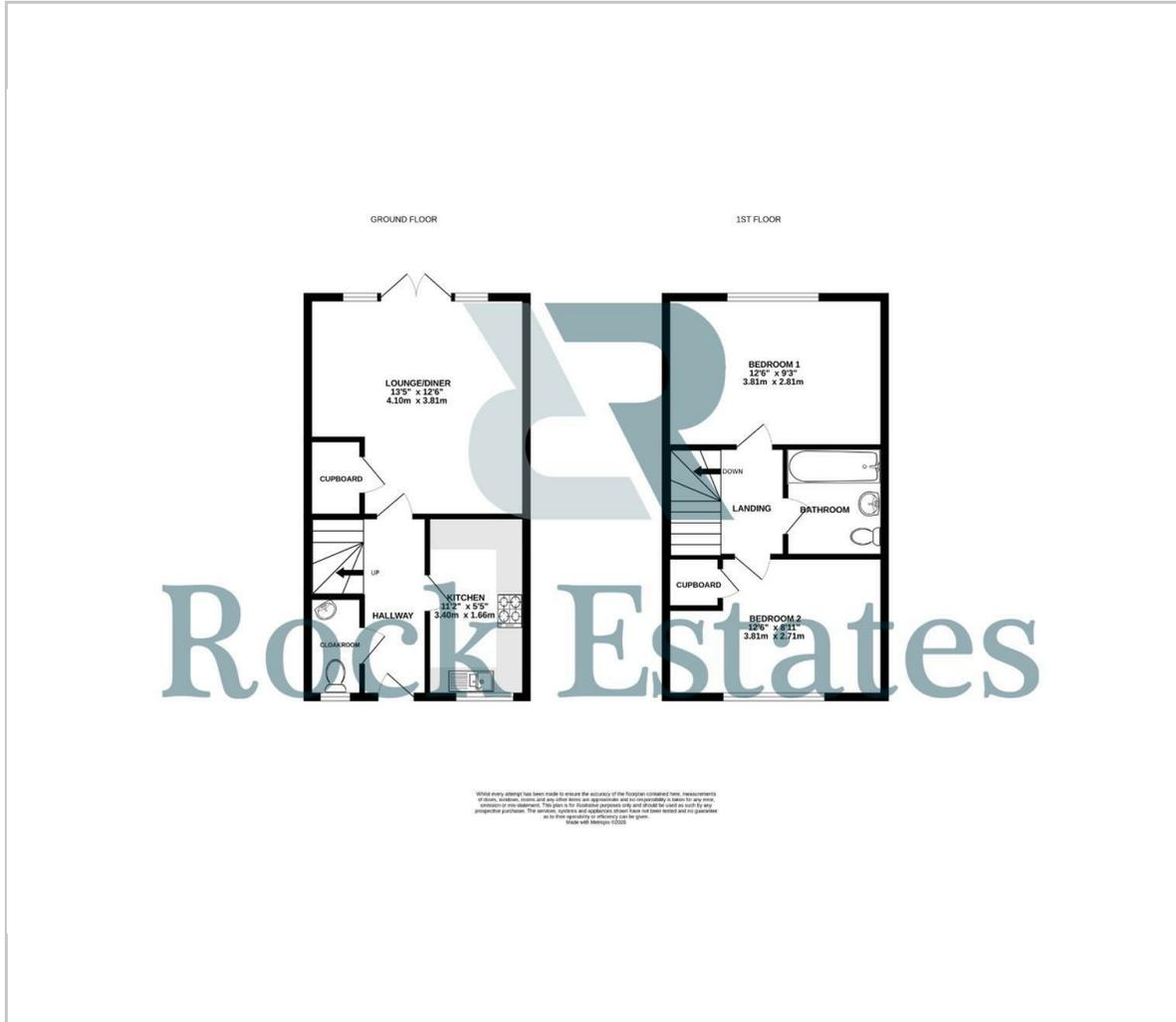
Off road parking for two cars at the front of the house on the private driveway.

### Agents Note

Maintenance cost approx £299.87 per annum.



## Floor Plan



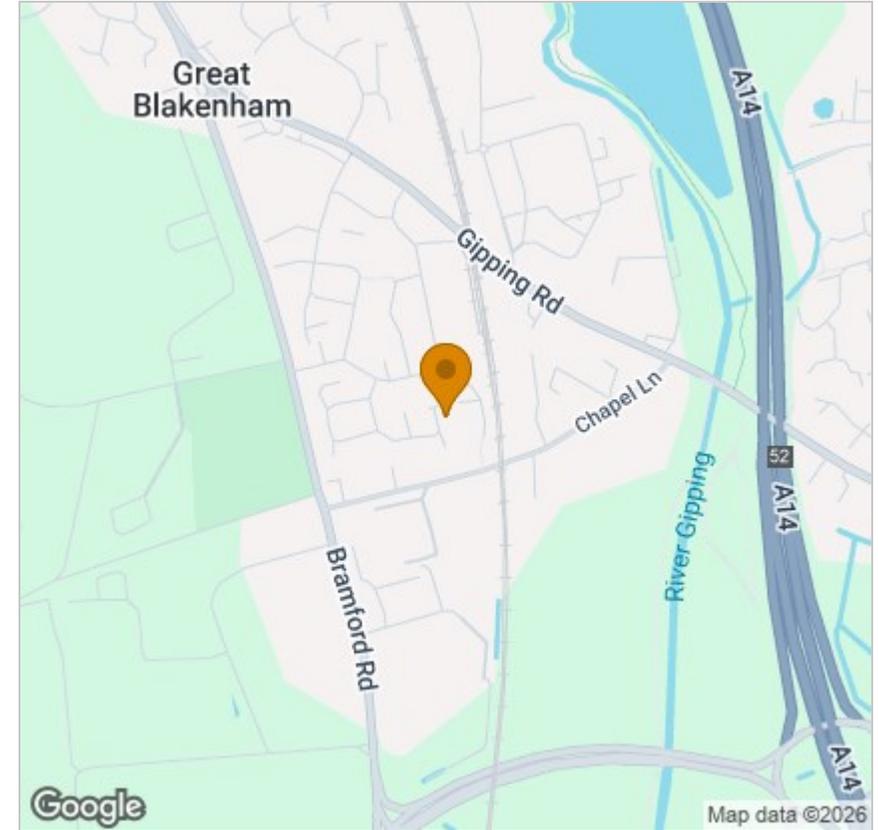
## Viewing

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

