



4 Roman Close, Great Blakenham

Minors & Brady

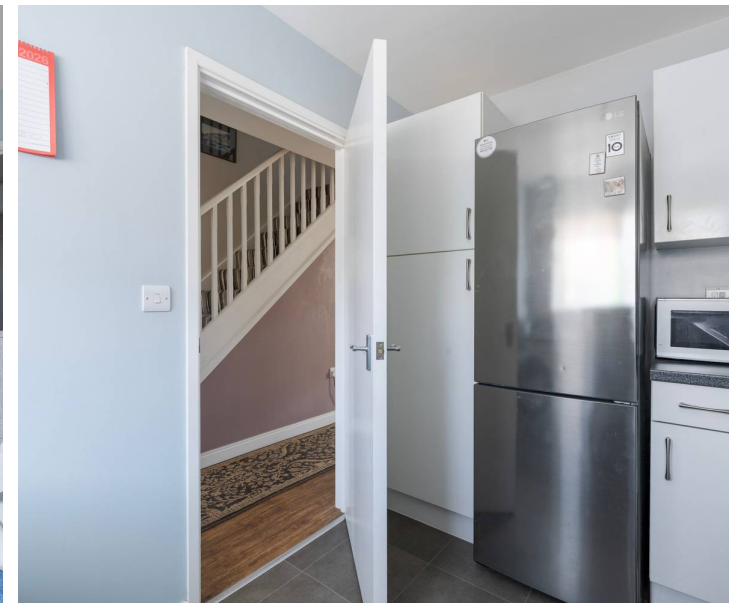


4 Roman Close

Great Blakenham, Ipswich

A fantastic first home or investment opportunity, this well-presented semi-detached property combines modern convenience with practical living throughout. Offering two well-proportioned bedrooms, the home is designed to suit a variety of lifestyles, from first-time buyers to downsizers. A bright living room opens directly onto the rear garden, creating an excellent space for both everyday living and entertaining. The fitted kitchen provides ample storage and workspace, while a ground floor cloakroom adds extra convenience. Outside, the enclosed garden offers a pleasant mix of lawn and patio space, complemented by useful off-road parking for two vehicles. Situated within a popular residential location, the property delivers comfortable, low-maintenance living with amenities and transport links close at hand.

- Two off-road parking spaces providing excellent everyday convenience
- Modern semi-detached home ideal for a range of buyers
- Bright dual-aspect living space with direct garden access
- Practical entrance hall with useful built-in storage options
- Well-equipped kitchen offering excellent day-to-day functionality
- Ground floor cloakroom providing added household convenience
- Two generously proportioned bedrooms with flexible use potential
- Family bathroom fitted with a contemporary three-piece suite
- Enclosed outdoor space designed for easy maintenance and enjoyment
- Popular residential setting within a well-connected village location



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The Location

The property is situated within Roman Close, a popular residential setting in the well-connected village of Great Blakenham. Surrounded by attractive Suffolk countryside and nearby walking routes, the village offers a pleasant balance between a peaceful semi-rural environment and excellent everyday convenience, making it a desirable location for families, professionals, retirees and investors alike.

Great Blakenham enjoys a highly accessible position just northwest of Ipswich, with the A14 located nearby, providing straightforward links towards Bury St Edmunds, Cambridge, Stowmarket and the Port of Felixstowe. This strong transport connectivity makes the village particularly appealing for commuters whilst still retaining a welcoming community feel.

The village benefits from a selection of local amenities, including a convenience store, public house and recreational facilities, while neighbouring Claydon offers a wider range of everyday services including additional shops, eateries and healthcare provisions. Families are well catered for with access to Claydon Primary School and Claydon High School, both serving the local area.

Residents can enjoy easy access to open countryside, the nearby Gipping Valley and surrounding green spaces, perfect for walking, cycling and enjoying the outdoors. For a more extensive range of shopping, dining and leisure facilities, Ipswich town centre is only a short drive away, offering everything from major retailers and restaurants to rail connections and waterfront attractions.





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Roman Close, Great Blakenham

Positioned within a popular residential setting and benefitting from **two off-road parking spaces**, this well-presented two-bedroom semi-detached home offers practical and comfortable accommodation ideally suited to first-time buyers, investors or those looking to downsize. With a modern layout, enclosed rear garden and convenient access to local amenities, the property provides an excellent opportunity to enjoy low-maintenance living in a well-connected location.

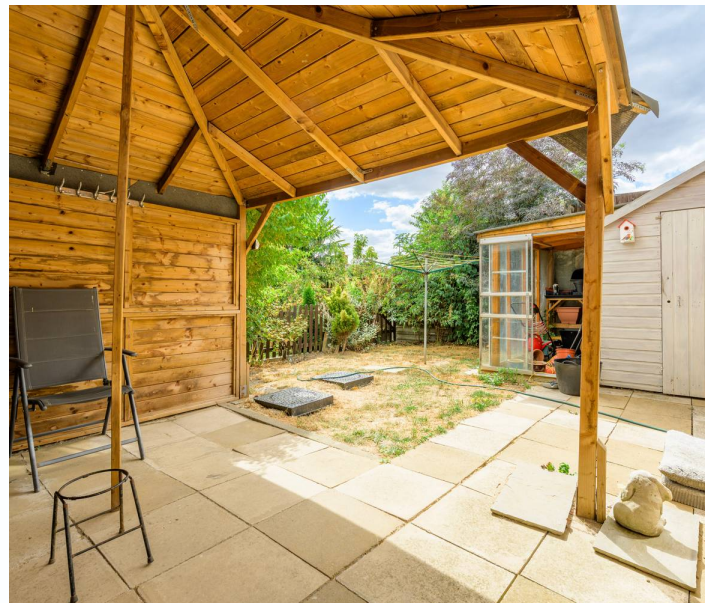
The accommodation begins with an entrance hall, creating a welcoming first impression and providing useful storage beneath the stairs. A convenient ground floor cloakroom adds further practicality, particularly for visiting guests and busy households.

To the front of the property, the kitchen is fitted with a range of matching units providing ample storage and preparation space for everyday cooking. Integrated cooking appliances are already in place, while designated spaces for additional white goods allow flexibility to suit individual requirements. A front-facing window fills the room with natural light, creating a bright and functional environment.

Situated to the rear, the living room forms the heart of the home. Offering comfortable proportions and a pleasant outlook over the garden, this inviting space provides plenty of room for both seating and dining furniture. Patio doors open directly onto the outside space, allowing a seamless connection between indoor and outdoor living during the warmer months.



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The first floor accommodation comprises two well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly generous double room overlooking the rear garden and benefits from a useful over-stairs storage cupboard. The second bedroom is another comfortable room with flexibility to serve as a guest bedroom, home office, nursery or dressing room depending on individual needs.

Completing the accommodation is the family bathroom, fitted with a three-piece suite including a bath with shower attachment, wash basin and WC. Partial wall tiling and natural light from the side-facing window contribute to a bright and practical finish.

Outside, the rear garden offers an attractive balance of space and manageability. Predominantly laid to lawn, it is complemented by planted areas that add colour and interest throughout the seasons. A paved patio creates an ideal spot for outdoor dining, entertaining or simply relaxing, while a timber shed provides useful external storage. The enclosed nature of the garden makes it well suited to those seeking a private outdoor space that remains easy to maintain.

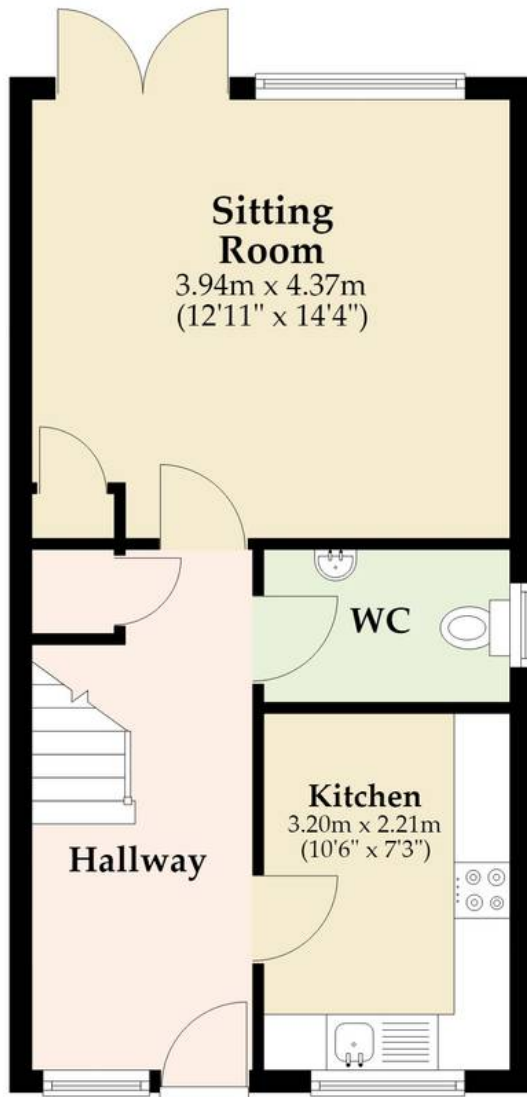
Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

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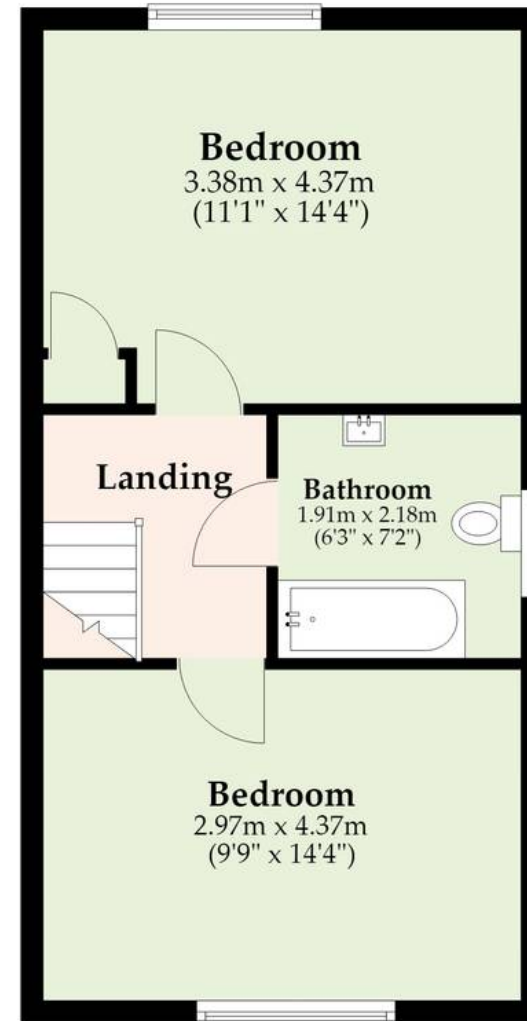
Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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