



11 Lime Way, Great Blakenham

Minors & Brady



11 Lime Way

Great Blakenham, Ipswich

Enjoying a sought-after position within the well-connected village of Great Blakenham, this detached home is perfectly suited to modern family living, offering generous accommodation, a private rear garden, garage and off-road parking. Natural light flows throughout the property, with a welcoming living room and a spacious kitchen-dining room providing excellent spaces for both everyday life and entertaining, enhanced by doors opening directly onto the garden. Upstairs, the principal bedroom benefits from fitted wardrobes and an en suite, complemented by two further bedrooms and a family bathroom. Offered with no onward chain and ideally placed for access to Ipswich, the A14 and rail connections to London, this is a home that delivers space, practicality and convenience in equal measure.

Agents Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.



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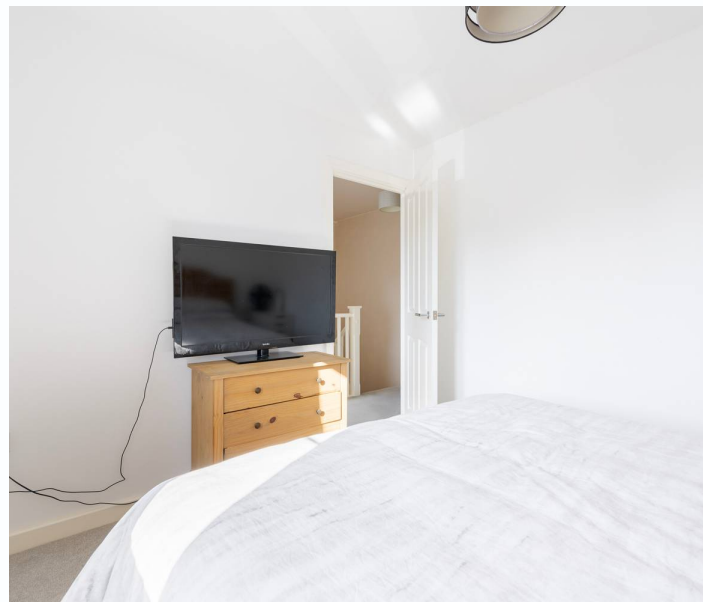
The Location

Lime Way is situated within the popular Suffolk village of Great Blakenham, offering a convenient residential setting with easy access to a wide range of local amenities. The village is highly regarded for its community atmosphere, attractive surroundings, and excellent transport connections, making it a desirable location for families, professionals, and commuters alike.

Residents benefit from a range of local amenities within the village and surrounding area, whilst a wider selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found in nearby Ipswich. The village remains a popular choice for those seeking a semi-rural setting whilst retaining easy access to everyday conveniences.

The surrounding area offers excellent opportunities for outdoor recreation, with nearby countryside walks, open green spaces, and access to the attractive Gipping Valley providing scenic routes for walking and cycling. A variety of leisure facilities and recreational amenities can also be found within easy reach.

Great Blakenham enjoys excellent transport links, with convenient access to the A14 providing routes to Ipswich, Bury St. Edmunds, Cambridge, Felixstowe, and the wider East Anglian road network. Ipswich railway station is also easily accessible and offers regular services to Norwich, Cambridge, and London Liverpool Street.



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Occupying a desirable position within the sought-after village of Great Blakenham, this well-presented three-bedroom detached family home offers generous and versatile accommodation, ideal for modern family living.

The property is approached via a welcoming entrance hall which creates an excellent first impression and provides access to the principal ground floor accommodation. Thoughtfully designed with practicality in mind, the hallway also leads to the convenient ground floor cloakroom, fitted with a WC and wash hand basin, offering valuable day-to-day convenience for family life and visiting guests.

To the front of the property, the lounge provides a comfortable and relaxing reception space. Flooded with natural light from a large front-aspect window, this attractive room offers ample space for everyday living as well as entertaining. Warm and inviting in character, it serves as a wonderful setting for relaxing with family or friends.

Forming the heart of the home, the kitchen/dining room spans the rear of the property and offers an excellent space for both cooking and socialising. Fitted with a comprehensive range of wall and base units, the kitchen is equipped with integrated Bosch appliances, including an oven and four-ring hob, providing both style and functionality. There is ample space for a family dining table, making it ideal for everyday meals and larger gatherings. Double doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living and allowing natural light to flood the room throughout the day.

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The first floor continues to impress with well-proportioned accommodation arranged around a central landing. The principal bedroom is a generous double room positioned to the rear of the property and benefits from built-in wardrobe storage as well as a private en-suite shower room. Well-appointed and practical, the en-suite comprises a shower cubicle, wash hand basin and WC.

Two further bedrooms provide flexible accommodation suitable for children, guests, or those working from home. Bedroom two is a spacious double room enjoying a front-facing aspect, while bedroom three overlooks the rear garden and offers excellent versatility depending on individual requirements.

Serving the remaining bedrooms is the family bathroom, fitted with a panelled bath with shower over, wash hand basin and WC. The room is presented in a neutral style and caters effectively to the needs of a growing household.

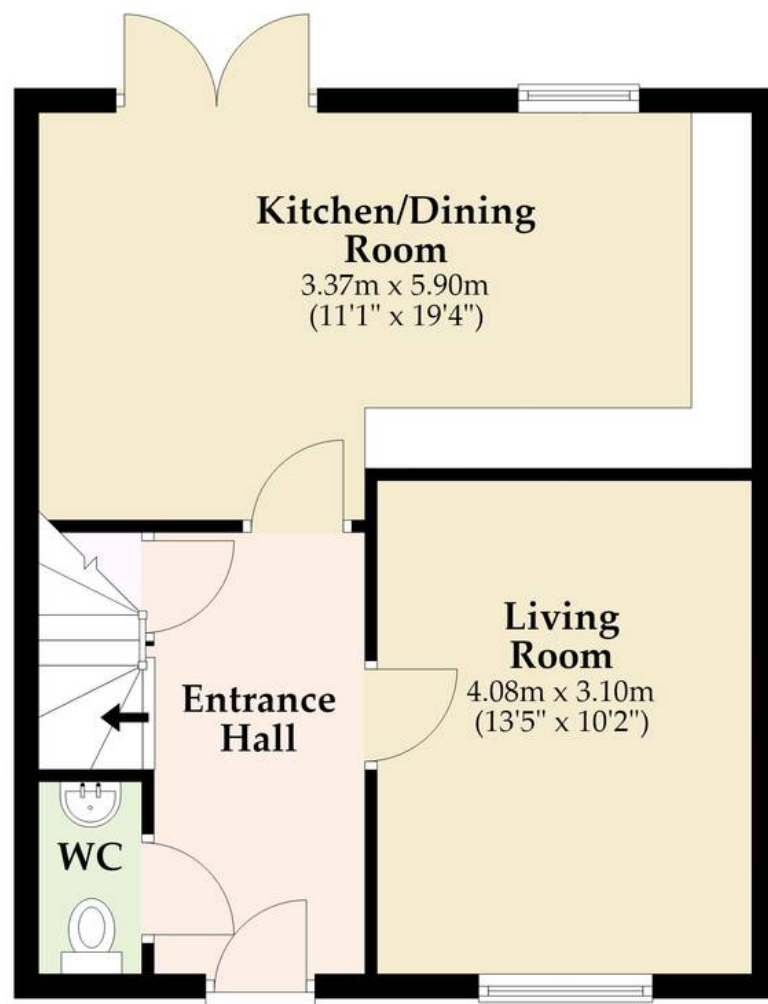
Outside, the property enjoys a generously sized enclosed rear garden, offering an excellent environment for families, outdoor entertaining and gardening enthusiasts. Predominantly laid to lawn, the garden also features a patio seating area which provides an ideal space for al fresco dining and relaxing during the warmer months. A pathway leads to the rear access point, enhancing practicality and ease of use.

Further benefits include a garage and allocated parking located to the rear of the property, providing secure storage options and convenient off-road parking.



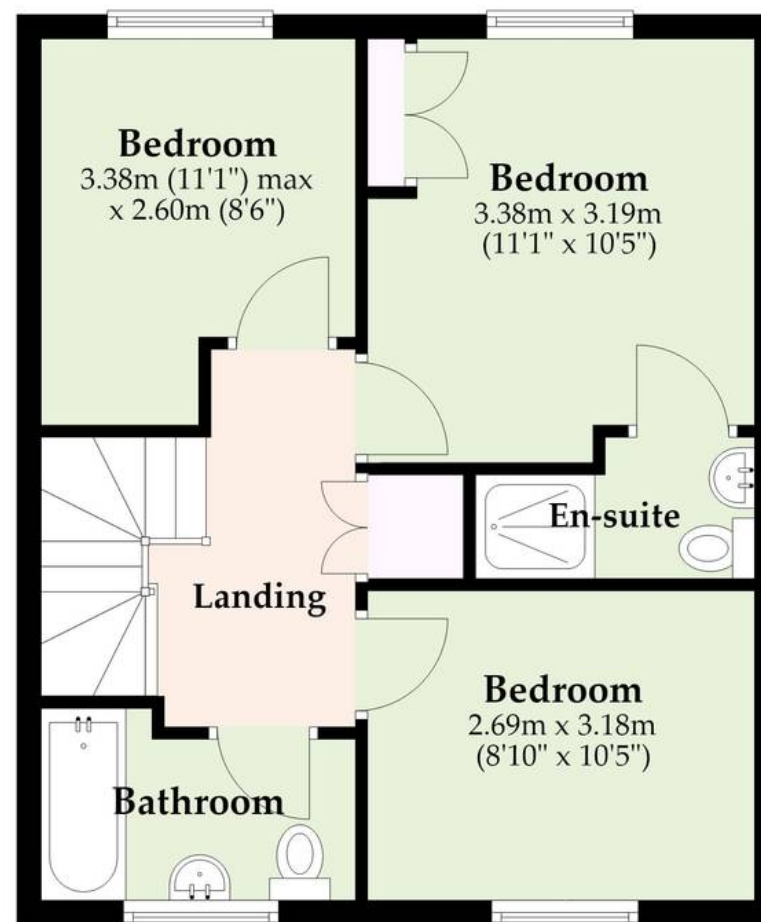
Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)
(excluding Entrance Hall)



First Floor

Approx. 27.6 sq. metres (297.0 sq. feet)
(excluding Bathroom, Landing, En-suite)



Total area: approx. 61.2 sq. metres (659.0 sq. feet)

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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