



59 River Way, Great Blakenham

Minors & Brady



59 River Way

Great Blakenham, Ipswich

Set within an attractive village location and enjoying open views across a pleasant green area, this beautifully presented two bedroom residence offers stylish, low-maintenance living in a highly convenient setting. Featuring a bright and welcoming interior, a modern kitchen/dining area, spacious living room with French doors to the garden, ground floor cloakroom and a sunny south-facing rear garden, the property is perfectly suited to first-time buyers, young families and those looking to downsize. With excellent access to the A14 and mainline rail services, this is a fantastic opportunity to enjoy village living without compromising on connectivity.

- Occupying a desirable position overlooking an attractive open green area within a well-regarded village setting
- Beautifully presented throughout with a refined and contemporary interior finish
- Suitable choice for first-time buyers, families or downsizers
- Kitchen/dining room, thoughtfully arranged for everyday living
- Light-filled sitting room with French doors opening directly onto the garden
- Two generously proportioned double bedrooms, each offering excellent natural light
- Well-appointed family bathroom complemented by a practical ground floor cloakroom
- South-facing rear garden incorporating lawn, patio and decked seating areas
- Enclosed garden providing privacy and a variety of outdoor spaces for relaxation and dining
- Convenient access to the A12, A14 and mainline rail connections, ideal for commuting

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Occupying a desirable position within a popular village setting and enjoying views across an attractive green area to the front, this very well-presented two double bedroom home offers stylish and practical accommodation that is ideal for modern family living, first-time buyers and downsizers.

Upon arrival, the property immediately creates a favourable first impression, overlooking an open green space that enhances the sense of outlook and kerb appeal. A pathway leads to the entrance door, while gated side access provides a practical route through to the rear garden.

The entrance hall is welcoming and well presented, featuring recently updated flooring that continues the property's modern feel. There is space for additional appliances, including a tumble dryer, while the staircase rises to the first-floor accommodation.

Conveniently positioned off the hallway is the ground floor cloakroom, fitted with a low-level WC and wash hand basin, complemented by contemporary flooring and an extractor fan.

The main reception room is a bright and comfortable living room located to the rear of the property. Flooded with natural light courtesy of a rear-facing window and French doors opening directly onto the garden, the room provides an excellent space for relaxation and entertaining. The attractive outlook across the garden further enhances the appeal, while the updated flooring creates a stylish and cohesive finish.



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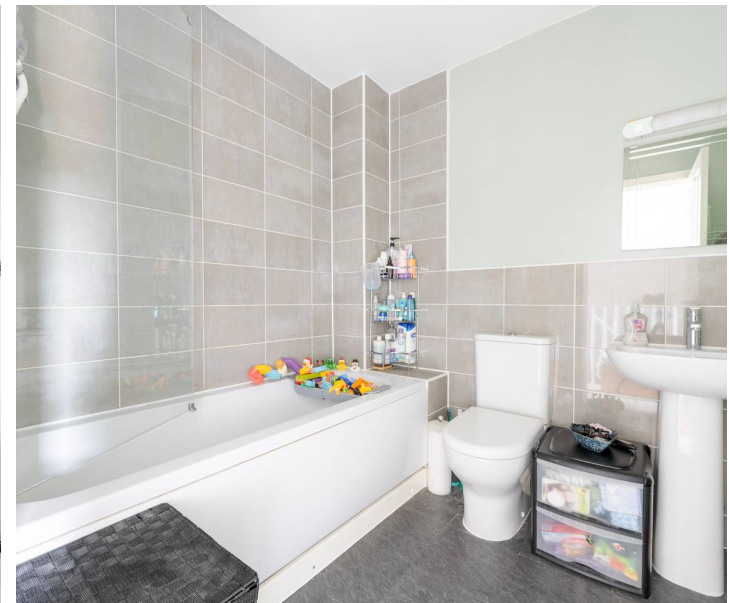
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To the front of the property, the kitchen/dining area forms the heart of the home and has been thoughtfully designed to maximise both functionality and everyday comfort. A range of modern fitted units provides ample storage and preparation space, complemented by integrated cooking appliances including a gas hob and fitted oven. There is also an integrated fridge/freezer together with space and plumbing for further appliances. The front-facing window allows natural light to fill the room, while the dining area offers an ideal setting for casual meals, family dining and social gatherings.

The first-floor landing provides access to all accommodation on this level and benefits from loft access, with the loft being partially boarded to offer additional storage options.

The property features two generously proportioned double bedrooms. The principal bedroom is positioned to the rear and enjoys pleasant views over the south-facing garden. A built-in wardrobe provides practical storage solutions, while the well-proportioned layout offers ample space for freestanding bedroom furniture.

Bedroom two is another comfortable double room located at the front of the property. Benefiting from two windows overlooking the green area, the room enjoys an abundance of natural light and a pleasing open outlook.





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Serving both bedrooms is the family bathroom, fitted with a panelled bath incorporating a shower and screen, alongside a wash hand basin and low-level WC. Tiled wall finishes and practical fittings create a clean and contemporary space designed to meet the demands of modern living.

Externally, the south-facing rear garden is a particular highlight of the property. Enclosed by panel fencing for privacy, the garden has been arranged to provide a variety of outdoor spaces for relaxation and entertaining. A patio area offers the perfect setting for outdoor dining, while the lawn provides space for children to play or for keen gardeners to enjoy. In addition, a decked seating area creates a further opportunity to enjoy the sunny aspect throughout the day. Gates provide convenient access to both the front and rear.

Agents Notes

This property will be sold freehold.

Estate management: £250 a year.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

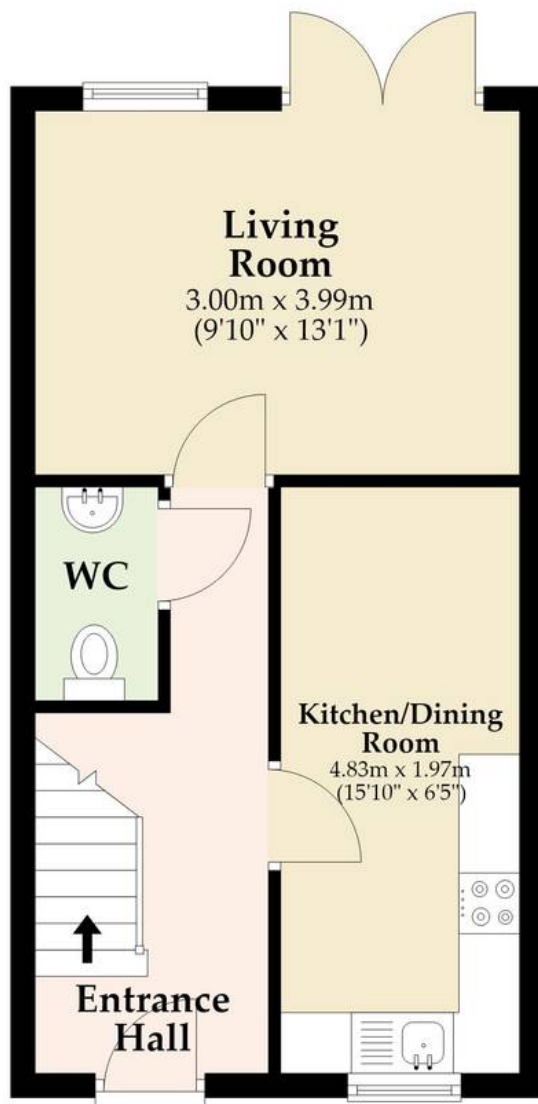
Two allocated parking spaces to the rear.



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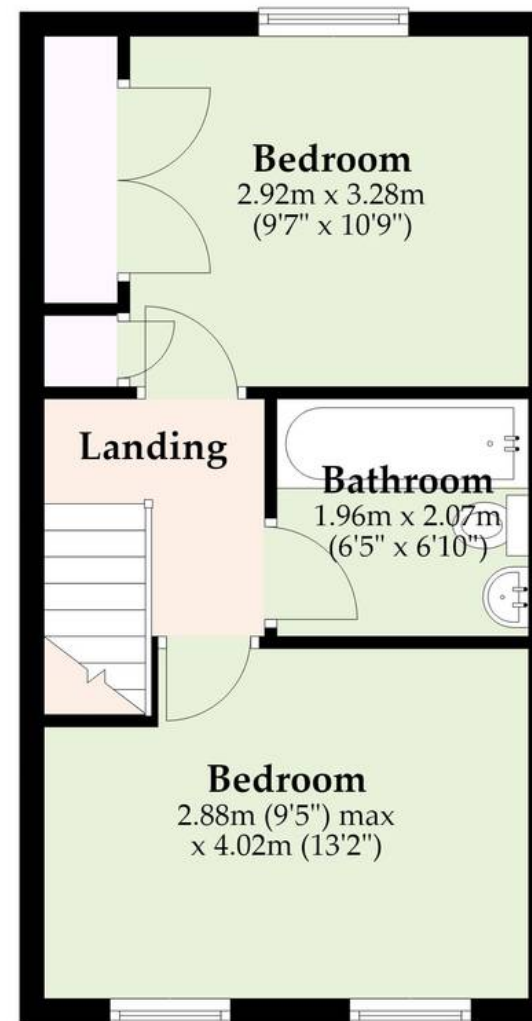
Ground Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 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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