



18 Masons Drive, Great Blakenham

Minors & Brady



18 Masons Drive

Great Blakenham, Ipswich

Modern family living with four bedrooms, a detached garage and excellent entertaining space. This beautifully presented detached home offers generous and versatile accommodation, making it an ideal choice for growing families. At the heart of the property is a superb 20ft kitchen and dining room with integrated appliances, complemented by a spacious living room featuring a bay window and connecting double doors. The first floor provides four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room. Outside, attractive enclosed gardens, ample off-road parking and a detached garage complete this impressive home in a well-connected village location.

- Beautifully presented four-bedroom detached home, originally the developer's show home
- Spacious dual-aspect living room featuring a bay window and double doors to the dining area
- Impressive 20ft kitchen/dining room designed for modern family living and entertaining
- Integrated kitchen appliances providing a sleek and practical finish
- Separate utility room and ground floor cloakroom for added convenience
- Principal bedroom with built-in wardrobes and a private en-suite shower room
- Three further well-proportioned bedrooms offering flexible family accommodation
- Enclosed rear and side gardens with lawned areas, established planting and patio seating space
- Driveway parking for two to three vehicles alongside a detached garage with power and lighting





Great Blakenham, Ipswich

The Location

The property is situated within 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 and eateries. Healthcare facilities are available in nearby Ipswich and Needham Market, both of which provide GP surgeries and a broader range of medical services. 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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Masons Drive, Great Blakenham

Occupying a pleasant position within a modern and well-regarded development in Great Blakenham, this beautifully presented four-bedroom detached home offers generous accommodation ideally suited to modern family life. Originally serving as the development's show home, the property enjoys a particularly attractive setting and has been exceptionally well maintained throughout.

The welcoming entrance hall provides access to all principal ground floor rooms and immediately sets the tone for the well-planned accommodation on offer. To the front of the property, the spacious living room is a superb place to relax, benefitting from a large bay window that draws in plenty of natural light and creates an inviting atmosphere. Double doors connect seamlessly to the kitchen and dining area, allowing the ground floor to adapt effortlessly to both everyday family living and larger social occasions.

Undoubtedly the heart of the home is the impressive kitchen and dining room, extending to over 20ft in length. Thoughtfully designed with an extensive range of modern units, generous work surfaces and integrated appliances, the space successfully combines practicality with contemporary style. There is ample room for a large dining table, making it ideal for family meals and entertaining guests, while French doors open directly onto the garden, enhancing the connection between indoor and outdoor living. A separate utility room provides additional storage and laundry facilities, whilst a convenient cloakroom completes the ground floor accommodation.



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The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, providing a comfortable retreat at the end of the day. The remaining bedrooms offer excellent flexibility and could be utilised as children's rooms, guest accommodation or a home office depending on individual requirements. A well-appointed family bathroom serves the remaining bedrooms and features a modern suite with shower over the bath.

Outside, the property enjoys attractive gardens to both the rear and side. The enclosed outdoor space has been designed to provide a safe and enjoyable environment for families, with lawned areas complemented by established planting and a patio positioned perfectly for outdoor dining and entertaining during the warmer months.

To the side of the property, a driveway provides off-road parking for two to three vehicles and leads to a detached garage, which benefits from power, lighting and useful additional storage space within the pitched roof.

Agent's Note

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

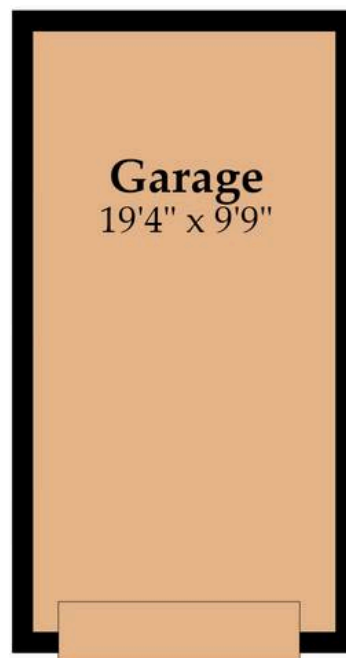
Maintenance charge: £312 paid annually.



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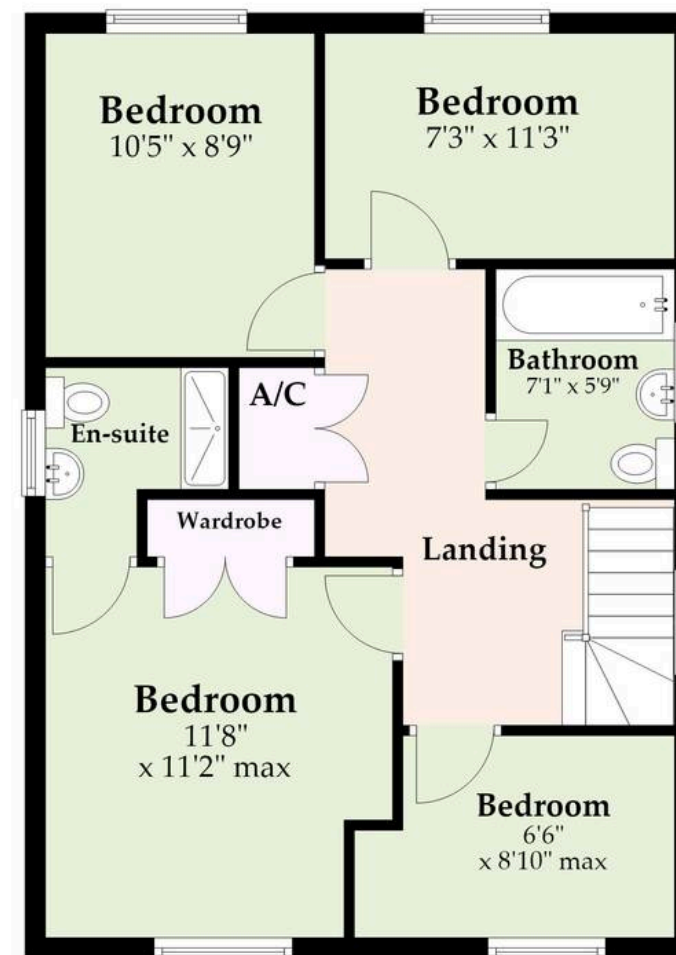
Ground Floor

Approx. 759.3 sq. feet



First Floor

Approx. 663.7 sq. feet



Total area: approx. 1423.1 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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