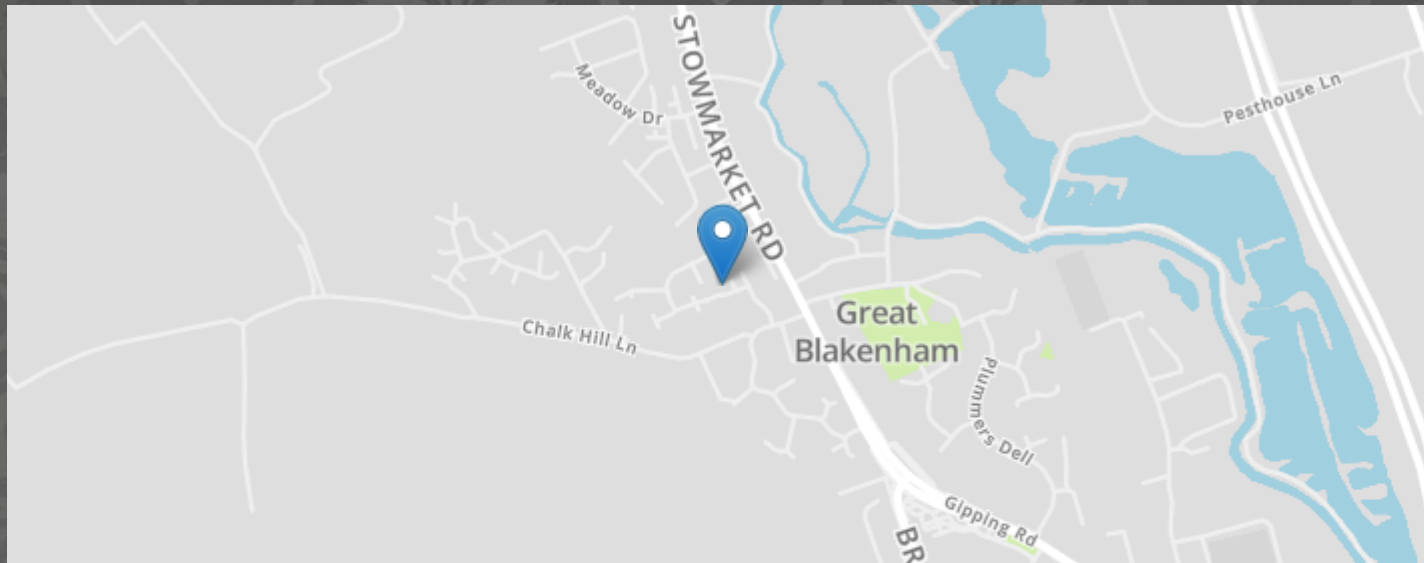


Roman Close, Great Blakenham, Ipswich



- NO ONWARD CHAIN
- GENEROUS REAR GARDEN
- DESIRABLE LOCATION
- MODERN SEMI-DETACHED HOME WITH SPACIOUS LAYOUT
- 25% SHARED OWNERSHIP
- DRIVEWAY
- CLOAKROOM & BATHROOM
- BRIGHT LOUNGE WITH FRENCH DOORS TO REAR GARDEN

MARKS & MANN

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MARKS & MANN



Roman Close, Great Blakenham, Ipswich

NO ONWARD CHAIN

25% SHARED OWNERSHIP OPPORTUNITY

Nestled in the popular village of Great Blakenham, this modern TWO-BEDROOM SEMI-DETACHED home offers an excellent opportunity to step onto the property ladder with a 25% shared ownership purchase. Thoughtfully designed for contemporary living, the property features a bright and spacious lounge, stylish kitchen, and generous garden, perfect for relaxing or entertaining. With off-road parking, gas central heating, and a convenient ground floor cloakroom, this home is ideal for first-time buyers seeking comfort and practicality in a desirable, well-connected location.

£60,000 Guide Price

Roman Close, Great Blakenham, Ipswich

Ground Floor

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor and doors leading to the cloakroom, kitchen, and lounge. Finished with modern flooring that continues through much of the ground floor. Under stairs storage. Radiator.

Cloakroom

A spacious downstairs cloakroom fitted with a WC, wash hand basin with tiles above and radiator. Double glazed frosted window to the side aspect. Ideal for guests or family use. Radiator. Wall mounted mirror. Extractor fan.

Kitchen

A well-appointed kitchen featuring a range of white wall and base units with complimentary worktops. Includes an integrated oven with gas hob and extractor fan, space for freestanding appliances, and a large double glazed window that fills the room with natural light. Made to measure blinds. Tile effect flooring.

Lounge/Diner

A bright and airy living space with dual aspect windows. French doors opening onto the rear garden, creating a seamless connection between indoors and outdoors. Plenty of room for both dining and relaxation. Neutral décor with main feature wall. LVT flooring, made to measure blinds and radiator. Storage cupboard.

First Floor

Primary Bedroom

A spacious double bedroom with soft neutral décor and main feature wall. Ample room for furniture and has a beneficial built-in storage cupboard. Dual aspect views with double glazed window overlooking the rear garden and side of the property offering an inviting retreat at the end of the day. LVT flooring. Radiator.

Bedroom Two

Another generous bedroom, ideal as a child’s room, guest space, or home office. Featuring a large double glazed window to the front aspect and contemporary LVT flooring. Made to measure blinds. Radiator.

Family Bathroom

Modern and well-fitted with a panelled bath and shower over, glass screen, low-level WC and wash hand basin. Finished in fresh white tiling and natural tones for a clean, modern look. Double glazed frosted window. Radiator. Wall mounted mirror with light above. Extractor fan.

Outside

Front;
The property benefits from a private driveway offering off-road parking spaces. Low maintenance front garden which is currently laid with large pebble chips, steps leading to the front door with canopy porch and outside light.
Rear:
A large enclosed garden providing a mix of patio for seating and lawned areas. Perfect for family time, pets, or summer barbecues, with side access for added convenience. Shed to the side. Established shrubs/trees to the rear end of the garden.

Important information

Tenure – Share of Leasehold with a 25% share
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Charges - TBC
Council tax band - B
EPC rating - B

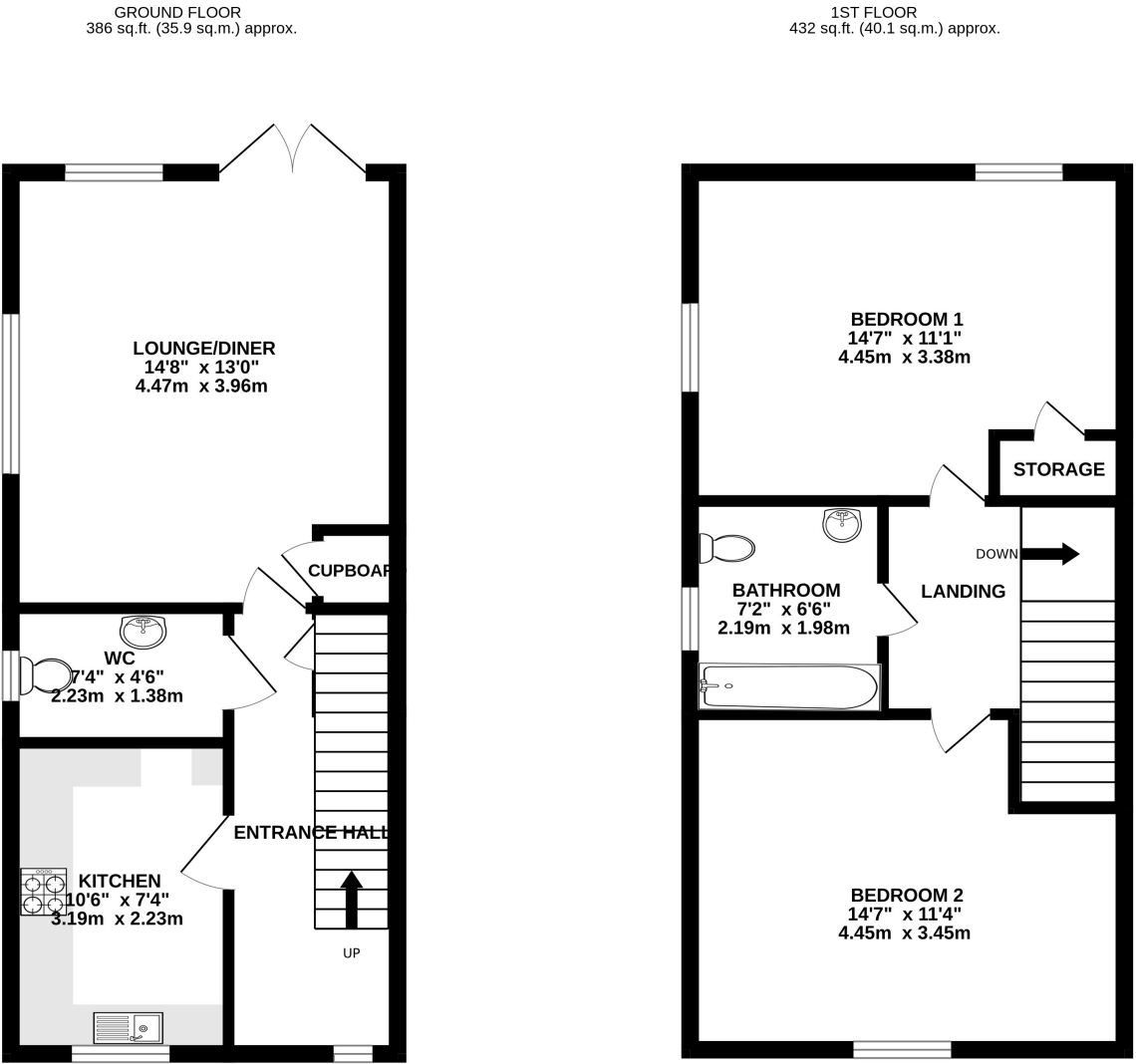
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Roman Close, Great Blakenham, Ipswich



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.
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.
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The above floor plans are not to scale and are shown for indication purposes only.

