

EH

EXQUISITE
HOME



ELEGANT BY DESIGN

The village of Great Blakenham in Mid Suffolk lies between Ipswich to the south and Stowmarket to the north. Mentioned in the Domesday Book of 1085, the settlement is thought to date back to Roman times. Its proximity to the River Gipping would have made it an important trade route down to the River Orwell emptying out into the North Sea.

Nowadays, the village benefits from excellent transport links. The A14 and A12 are easily accessible and there is a station two miles away at Needham Market with trains running into Ipswich and thence to London Liverpool Street. A friendly community, Great Blakenham has an Indian restaurant, a medieval church, a village hall with many activities including speedway, a large Parish Rooms, a village shop and a children's play area. Historic Needham Market with its four pubs and beautiful medieval high street is a short drive away, Claydon just under two miles away has a primary school and pub and Ipswich itself, with a vast array of restaurants, shops, pubs and cultural activities is only five and a half miles to the south of the village.





Standing in a secluded position near the playing fields is this immaculate detached property arranged over one storey, designed and built by the present owners in 2018 and with its NHBC guarantee in force until August 2028. Finding that their needs for access were not met by the properties they viewed, they decided to design and construct their own home and the result is stunning. With enough parking for three to four cars on the paved area at the front and side access to the back garden, the front door opens into what can only be described as a pristine yet welcoming and cosy interior. Floored throughout in Karndean, the light and spacious entrance hall has a useful double built-in cupboard, ideal for hanging coats and storing shoes. To the right is the beautiful dual aspect lounge, featuring an attractive bay window with a window seat and storage. Natural light pours in, illuminating the contemporary and stylish pale interior, a place where the owners love to sit and chat, read and watch TV. A stunning Element Four gas fireplace in glass is set in the wall between the lounge and the kitchen. Stylish and eye-catching, it is remote controlled and gives out a vast amount of heat.

The lounge flows naturally into the crisp, contemporary kitchen/dining room. With white units, quartz worktops, a double Neff self-cleaning hide and slide oven, gas hob, Neff extractor, integrated Neff dishwasher, washing machine and wine chiller plus a boiling water tap, this lovely space is perfect for informal socialising and dining. Double doors open into the garden, bringing the outside in. The owners have enjoyed happy and sociable Christmases in their house as well as garden parties, the house layout lending itself perfectly to socialising of all kinds.



“Natural light pours in, illuminating the contemporary and stylish pale interior..”



To the left of the hallway is the dual aspect principal bedroom. It benefits from sleek fitted wardrobes and an en suite shower room with a stunning freestanding bath with floor-mounted taps and shower attachment. Tiled throughout with porcelain tiles, it also has a large walk-in shower and an integrated vanity unit with lights and Bluetooth speakers for extra luxury. Next door is the elegant shower room, again with porcelain tiles and a wall-mounted towel heater.

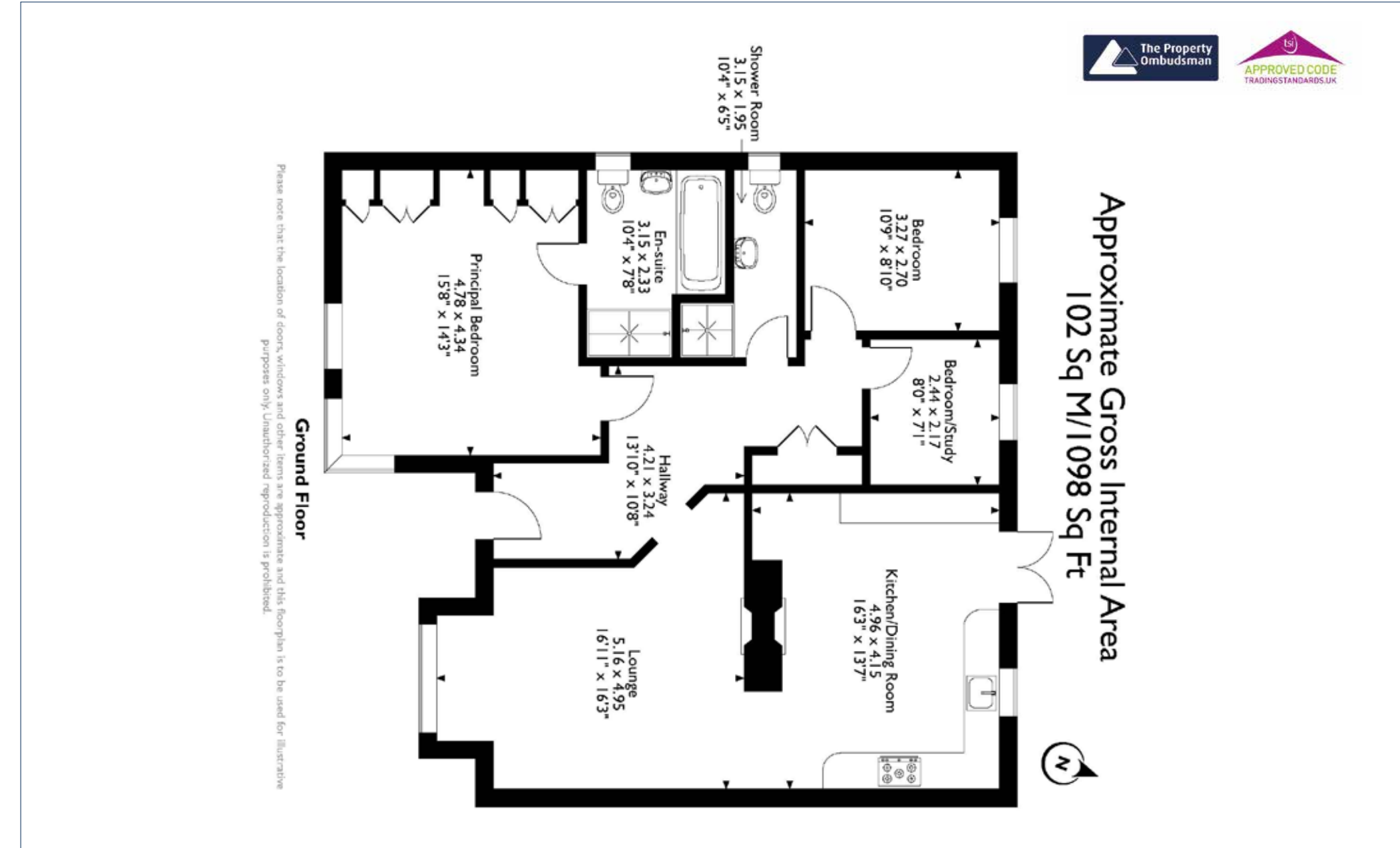
The light and spacious second bedroom would make ideal guest accommodation and the smaller third bedroom is currently being used as a home office, ideal for those who need to commute to work. The house has a Hive system which is controlled via a phone app, giving the owners the ability to switch on lights, heating and the hot water remotely.



LOCATION

The rear garden is a suntrap and much loved by the owners. Securely fenced, it is a private space with lots of colour, fragrance and shade. There is brick paving to the rear of the house and running down the right hand side of the garden with the rest laid to lawn. A handsome pergola (currently housing the hot tub) has colourful passion flowers twining around it, fragrant honeysuckle scrambles up the fence, a large Africa Star magnolia tree produces large, highly scented flowers in spring, there is a California lilac, red box brush, dwarf palm, several conifers and a second deep purple magnolia. There is also a summerhouse which can be used for extra storage. The owners enjoy their garden very much and while it is thoughtfully planted up with a variety of scented and blooming foliage, it is also relatively low maintenance, making it ideal for those who work away from home. The neighbours are friendly and mixed in age, giving this community a relaxed and welcoming feel.

Thanks to the nearby A14 leading on to the A12, the owners are able to commute to work easily and having Ipswich on the doorstep is ideal. Situated in a village but near to all the amenities offered by the county town and with schools, leisure activities and shops nearby, this beautifully designed and constructed home offers a vast range of plus points. Perfect for commuters, its thoughtful design and access makes it ideal for wheelchairs and pushchairs and its spacious interior would also lend itself to a family home. With a large playing field nearby and the River Gipping winding its way enticingly through the village, it is also an ideal location for dog walkers and runners and anyone who enjoys the great outdoors.



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