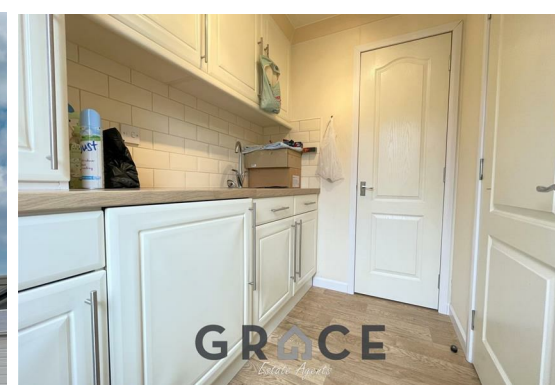




Chalk Hill Lane, Ipswich,
£150,000

GRACE

- **DETACHED PARK HOME**
 - **OVER 55'S**
 - **WALK IN WARDROBE**
 - **UTILITY ROOM**
 - **DINING AREA**
 - **EN-SUITE**
- **LPG GAS HEATING TO RADIATORS**
- **DOUBLE GLAZING**
 - **GARAGE**
 - **DRIVEWAY**



A great opportunity to acquire this two bedroom detached park home located on this favoured semi rural site in the village of Great Blakenham close to facilities and A14.

PROPERTY:

This well planned two bedroom park home is situated in a semi rural village location on the sought after Blueleighs Park. Blueleighs Park is for the over 55's within Great Blakenham which is ideally situated for the A14. The property benefits from living room, kitchen dining area, bedroom one with walk in wardrobe and en-suite, bedroom 2, Bathroom, gardens with off road parking and garage. The site has a great position and overlooks farmland from the entrance.

Council Tax: Band A
Suffolk





LOCATION:

Blueleighs park is located in Great Blakenham which has a public house, large convenience store and a regular bus service. The larger village of Claydon is approximately half a mile and offers a range of shops, post office, public houses, primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to The A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands

ENTRANCE HALLWAY:

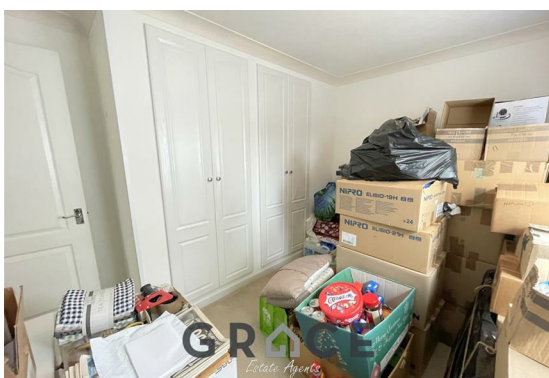
Double glazed entrance door to:- radiator, access to loft space (insulated), built in cloaks cupboard (with radiator), double glazed window to side elevation, built in airing cupboard (with radiator) and wall mounted thermostat.

LIVING ROOM:

16'10 x 10'7 (5.13m x 3.23m)
Double glazed bow window to one elevation, two double glazed windows to one elevation, two radiators, electric fire and surround, access to:-

DINING AREA:

8'6 x 8'4 (2.59m x 2.54m)
Double glazed bow window to one elevation, radiator and door to:-



KITCHEN:

8'7 x 8'5 (2.62m x 2.57m)

One and a quarter bowl inset sink unit with cupboards under, a range of floor standing cupboards, drawers and units with adjacent work tops, wall mounted matching cupboards, concealed filter hood over four ring ceramic hob, with electric oven under, integrated fridge/freezer.

UTILITY ROOM:

7'6 x 5'2 (2.29m x 1.57m)

Single bowl sink unit inset to work top with cupboards under, floor standing cupboards and drawers, adjacent work tops, wall mounted matching cupboards, integrated washing machine, radiator, concealed Ariston LPG boiler and walk in storage cupboard.

BATHROOM:

6'6 x 5'7 (1.98m x 1.70m)

Double glazed frosted window to one elevation, low level WC, wash hand basin with cupboard under, panel bath with tiled splashbacks and radiator.

BEDROOM ONE:

11'1 x 9'6 (3.38m x 2.90m)

Double glazed picture window to one elevation, radiator, walk in wardrobe cupboard (with radiator) and door to:- en-suite.

EN-SUITE:

5'1 x 5'0 (1.55m x 1.52m)

Double glazed frosted window to side elevation, low level WC, pedestal wash hand basin with tiled splashbacks, shower cubicle with shower and screen. Radiator.

BEDROOM TWO:

11'0 x 9'5 (3.35m x 2.87m)

Double glazed window to one elevation, radiator, fitted wardrobe cupboards (with radiator) and matching dressing table unit.

FRONT GARDEN:

Open plan with flower borders and side access to both sides, driveway with off road parking and access to garage.

REAR GARDEN:

Paved area, outside water tap, plastic storage shed and access to side.

SIDE GARDEN:

Access to side and front.

GARAGE:

15;'9 x 8'11 (4.57m;'2.74m x 2.72m)

Detached sectional garage with up and over door.

AGENTS NOTES:

We understand from our clients that the walls and underneath the property has been fully insulated.

Site fees approximately £288.11 per month and includes water charges.



GROUND FLOOR

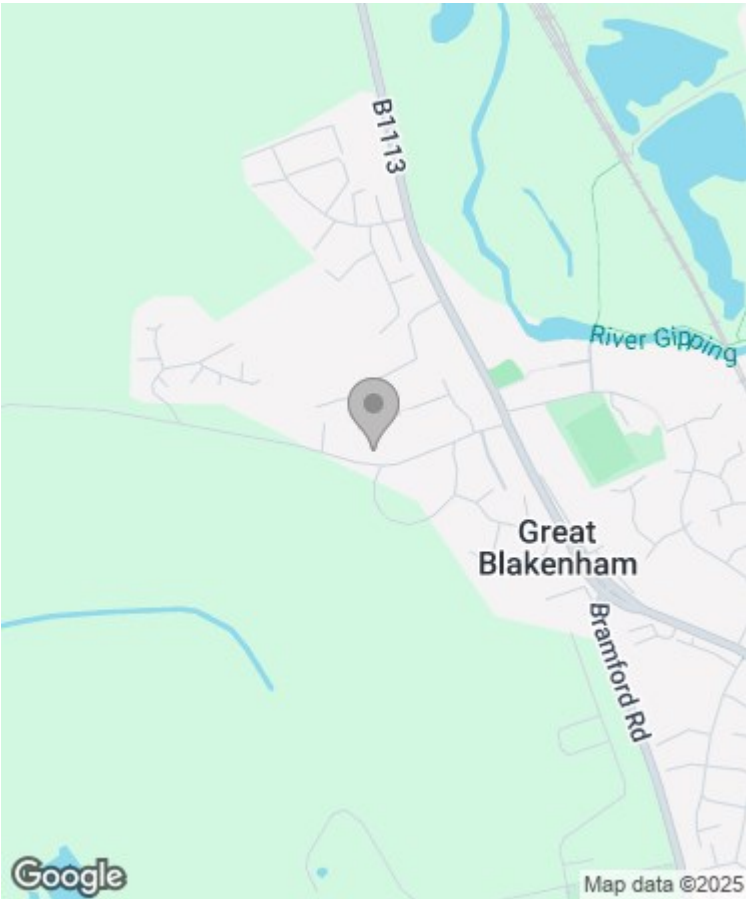


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	