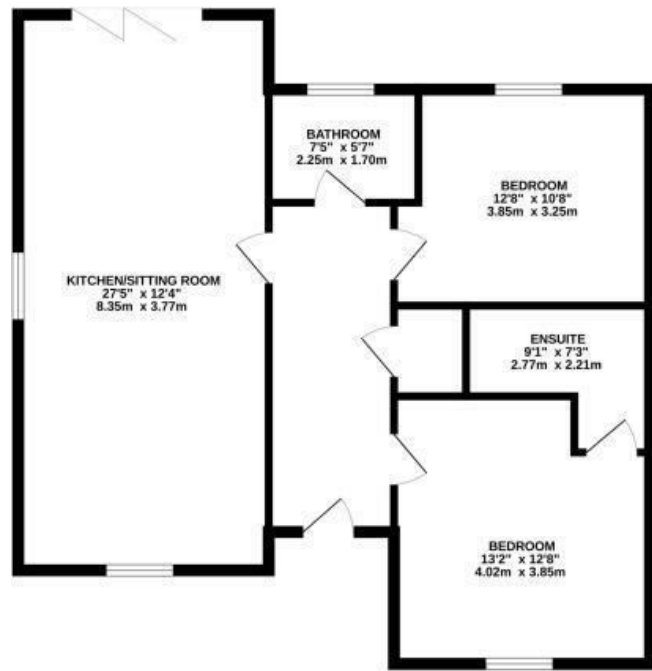


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of all doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the agent.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(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	



4 Cemetary Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0NA **£375,000**

EIGHT BRAND NEW, 2 and 3 bedroom detached bungalows, READY TO MOVE IN # 10 YEAR WARRENTY # COUNTRYSIDE VIEWS # FITTED KITCHEN # BI FOLD DOORS # LAND SCAPED GARDENS # PRIVATE DRIVE # BUILT TO A HIGH STANDARD # BLOCK PAVED DRIVEWAY # BUILT IN APPLIANCES



THE PROPERTY MISDESCRIPTIONS ACT 1991
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

4 Cemetary Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0NA

GREAT BLAKENHAM:

The villages of Great Blakenham and Claydon offer all the local amenities that you require from a convenience store, CO-OP, pharmacy, bakers, public house and primary and secondary schooling. The A14 junction is within a short drive and is ideal for commuters and rail travellers have a choice of Stowmarket or Ipswich railway station to provide main line links to Norwich and London (Liverpool Street).

FRONT DOOR

ENTRANCE HALLWAY

Window to side, built in cloak cupboard, radiator.

OPEN PLAN LIVING / KITCHEN 27' 5 x 12'4 (8.23m 1.52m x 3.76m)

light and airy living space, kitchen fitted with a range contemporary wall and base units, fitted work tops 1 1/2 bowl sink and drainer, eye level oven 4 ring ceramic hob, built in appliances, space for fridge freezer, feature vertical radiator, double glazed windows and bifold doors.

BEDROOM 13'2 x 12'8 (4.01m x 3.86m)

Double glazed window to rear, radiator.

ENSUITE

Contemporary suite comprises double sized, tiled shower cubicle with sliding glazed screen and vanity unit with storage cupboard, inset wash hand basin with mono mixer tap and low level wc with concealed cistern, half tiled walls, heated towel radiator, extractor fan.

BEDROOM 12'8 x 10'8 (3.86m x 3.25m)

Double glazed window to rear, radiator.

BATHROOM

Contemporary suite comprises paneled bath, wall mounted vanity unit with storage and inset wash hand basin with mono mixer tap and low level wc, heated towel rail.

OUTSIDE

Landscaped front and rear gardens, off road parking

OTHER NOTES

These perfectly presented bungalows will come with:

- 10 Year Warranty
- Solar Panels
- Vinyl flooring throughout living room, hallways and bathrooms
- Carpet in bedrooms
- Gas Central Heating
- Landscaped Gardens

LAND AND NEW HOMES

High Street, Needham Market, TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

