



Not for marketing purposes INTERNAL USE ONLY

Blueleighs Park Chalk Hill Lane
Great Blakenham Ipswich



Property Description

Blueleighs Park is situated in the popular village of Great Blakenham which is well positioned to offer access to the A14 trunk road with links to Bury St Edmunds, Stowmarket as well as Ipswich town centre which offers a wide variety of shopping and leisure facilities including restaurants, cafes and theatres. The property is a Middleton design park home and benefits from two bedrooms with fitted bedroom furniture, walk-in wardrobe and en suite to master, lounge/diner, kitchen and utility room and block paved off road parking for two vehicles. An internal inspection is highly recommended.

Steps Leading To

double glazed entrance door to front leading to:

Entrance Hall

Storage cupboard, radiator, airing cupboard, doors leading to:

Lounge/ Diner

19' 2" x 17' 9" (5.84m x 5.41m)
Double glazed window to front, two double glazed bay windows to front, electric fireplace with feature surround, two radiators, doorway leading to:

Kitchen

9' 2" x 8' (2.79m x 2.44m)
A fitted kitchen comprising 1.5 bowl stainless steel sink and drainer unit set into Shaker style kitchen, integrated electric oven, hob with cooker hood over, integrated fridge/freezer and dishwasher, splashback tiling, double glazed window to front, doorway leading to:

Utility Room

9' 3" x 4' (2.82m x 1.22m)
Stainless steel sink and drainer unit set into roll top work surfaces with Shaker style wall and base level units, space for washing

machine and tumble dryer, combi boiler, radiator.

Bedroom One

10' 6" x 9' 3" (3.20m x 2.82m)
Double glazed window to rear, fitted wardrobes, radiator, door leading to walk-in wardrobe with radiator and light, door leading to:

En Suite

Double glazed window to side, shower cubicle, vanity wash hand basin, low level wc, heated towel rail, extractor fan.

Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)
Double glazed bay window to front, built-in wardrobes, radiator.

Bathroom

Double glazed window to front, paneled bath, pedestal wash hand basin, low level wc, extractor fan, radiator.

Outside

There is block paved parking for two vehicles and a shingle off road parking space. The garden is laid to shingle and backs onto woodland offering attractive views.





To view this property please contact Connells on

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EPC Rating: Exempt

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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