

# BUCKS

PROPERTY AGENTS



39a, Blueleighs Park Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0ND

Offers In The Region Of £135,000

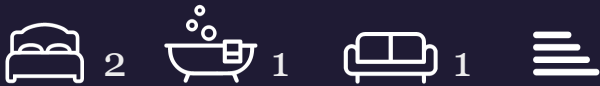
- Detached Park Home
- LPG Gas Heating
- Kitchen/Diner
- Off Road Parking for 3 Vehicles
- Over 50's Only
- Two Bedrooms
- Sealed Unit Double Glazing
- Shower Room
- Village Location with Views
- Site Fee Including Water £241.66 PCM

# Blueleighs Park Chalk Hill Lane, Ipswich IP6 0ND

Bucks Property Agents are delighted to offer for sale this well presented TWO BEDROOM DETACHED PARK HOME located in the sought after village of Great Blakenham. Available to over 50's the property benefits from LPG GAS HEATING, SEALED UNIT DOUBLE GLAZING, TWO BEDROOMS, KITCHEN/DINER, SITTING ROOM, SHOWER ROOM, OFF ROAD PARKING and views over fields.

Gt. Blakenham is located approximately 5 miles North of Ipswich and benefits from a range of amenities including public house, village hall, church and supermarket and is close to the village of Claydon that provides a further range of facilities such as recreational grounds, post office, Co-Op, restaurants, school and is within easy access of the A14 corridor. The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.

The accommodation on offer is as follows:-



Council Tax Band: A



#### **Kitchen/Diner:**

15'1" x 11'7"

With two windows to side and door to outside.

Range of high and low level units, electric oven with gas hob, extractor hood and fan, plumbing for washing machine, storage cupboard, combi boiler housed in a cupboard and radiator.

#### **Hallway:**

With loft access and radiator.

#### **Sitting Room:**

15'1" x 10'9"

With window to side and to the rear and French doors to rear leading patio area, electric fire, TV point and two radiators.

#### **Bedroom One:**

10'11" x 7'3"

With window to side, walk in wardrobe and radiator.

#### **Bedroom Two:**

10'5" x 7'4"

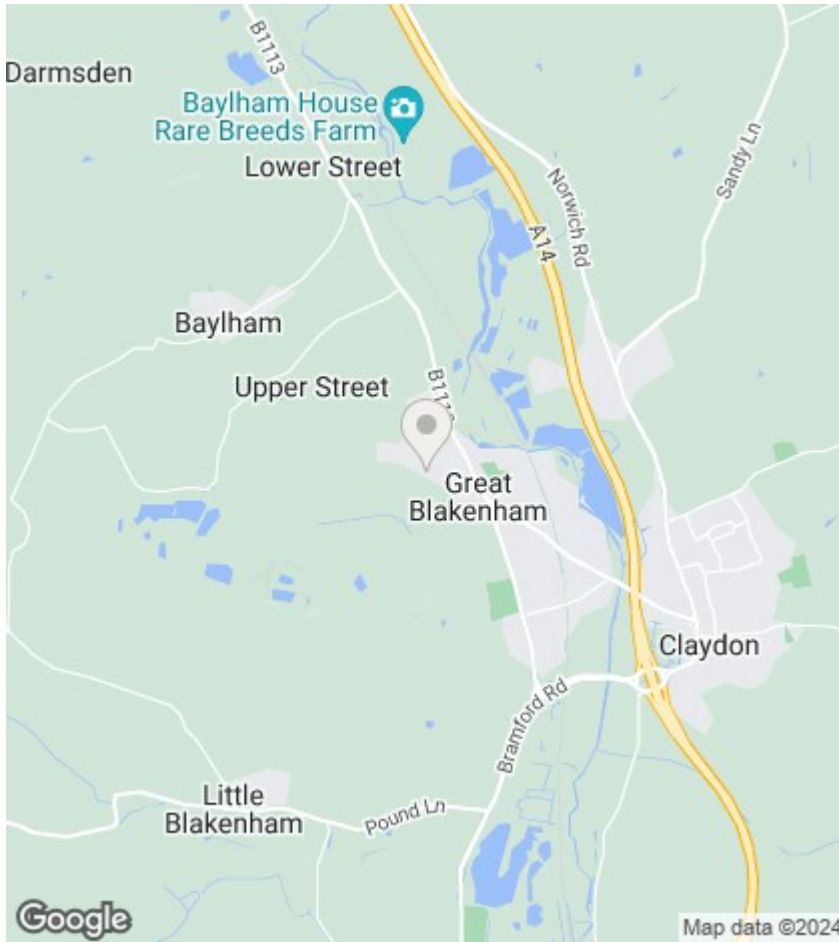
With window to side, built in wardrobe and radiator.

#### **Shower Room:**

With window to side, double shower in separate cubicle, low level WC, pedestal basin, vinyl flooring and heated towel rail.

#### **Outside:**

To the front of the property there is block paving providing off road parking for one vehicle and further paved driveway providing parking for two further vehicles. To the side of the property are steps leading to the front door. There is a large raised decking area with artificial grass to the rear of the property with a lower garden with raised beds, bark and shingle.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn right onto Chalk Hill Ln Turn right Slight right Destination will be on the right

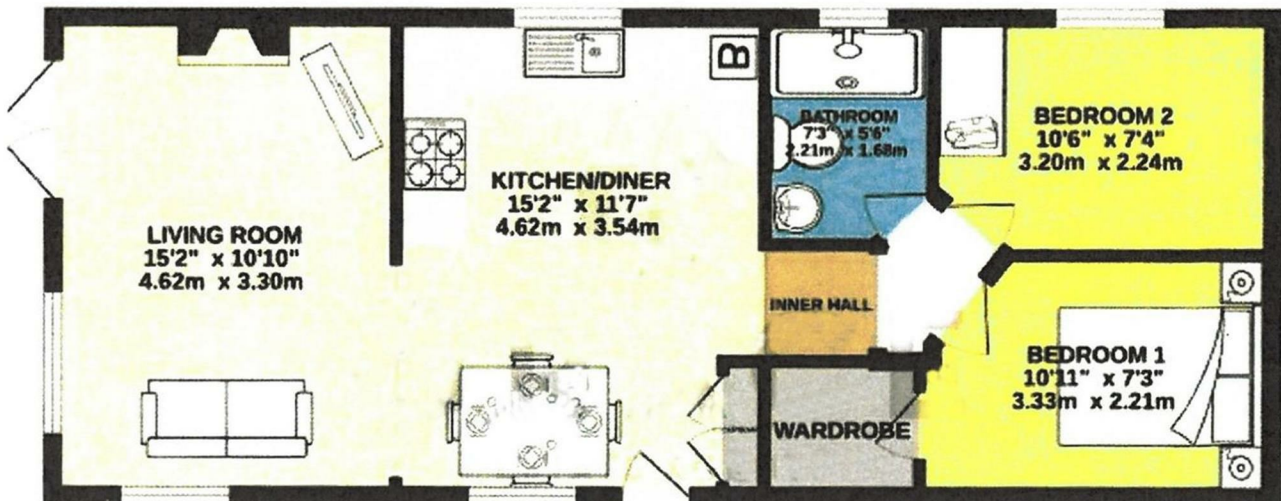
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

EXEMPT

**GROUND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq ft (52.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors and any other parts are approximate and no responsibility is taken for any error.