

BUCKS

PROPERTY AGENTS



26c Blueleighs Park Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0ND

£160,000

- Detached Park Home
- Lounge/Diner
- Bathroom & En Suite
- Village Location
- Additional Insulation Outside and Underneath
- Calor Gas
- Two Double Bedrooms
- Off Road Parking
- Sealed Unit Double Glazing
- Over 55'

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Bucks Property Agents are delighted to offer for sale this well presented TWO BEDROOM DETACHED PARK HOME owned since new eight years ago and located in the sought after village of Great Blakenham. Available to over 55's the property benefits from CALOR GAS HEATING, SEALED UNIT DOUBLE GLAZING, TWO DOUBLE BEDROOMS, LOUNGE/DINER, EN SUITE & BATHROOM, OFF ROAD PARKING and visitors parking.

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



Hallway:

With front door, laminate style flooring, built in storage cupboards and radiator.

Kitchen:

With window to rear and door to outside. Range of high and low level units, stainless steel sink and drainer and tiled splashbacks. Electric oven at eye level, gas hob with extractor hood and fan, integrated dishwasher, washing machine and fridge freezer. Boiler housed in a cupboard and vinyl flooring.

Lounge/Diner:

A light airy space with window to front and to the side, electric fire with surround hearth, TV point and two radiators.

Bedroom One:

A double bedroom with window to rear, walk in wardrobe and radiator.

En Suite:

With window to side, corner shower in separate cubicle, basin over vanity unit, tiled splashbacks, low level WC, vinyl flooring and radiator.

Bedroom Two:

A double bedroom with window to front, built in wardrobes and storage and radiator.

Bathroom:

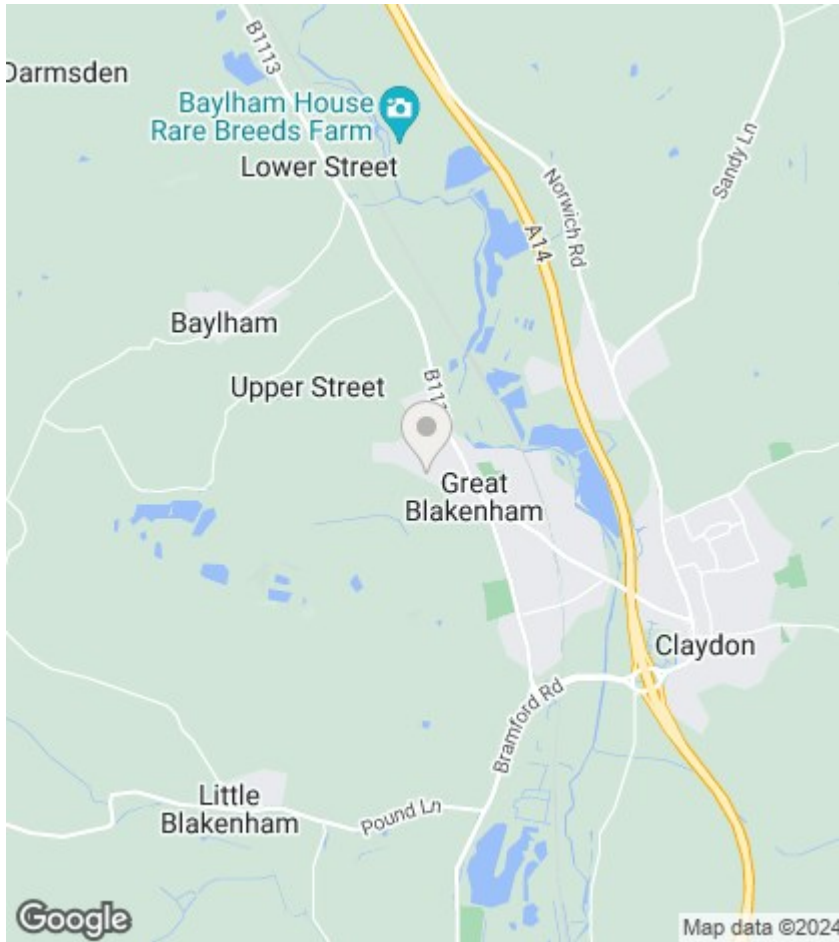
With window to front, bath with mixer tap, pedestal basin, tiled splashbacks, low level WC, vinyl flooring and radiator.

Outside:

To the front of the property is decorative shingle and steps leading to the front door. There is off road parking for three vehicles. The rear garden comprises of raised sleepers and shrub borders, stepping stones over the lawn, shed and steps leading to the back door. The property has additional insulation outside and underneath and has a 20 year guarantee.

Agent Note:

There is a ground rent fee of £272.54 per month with water included.



Directions

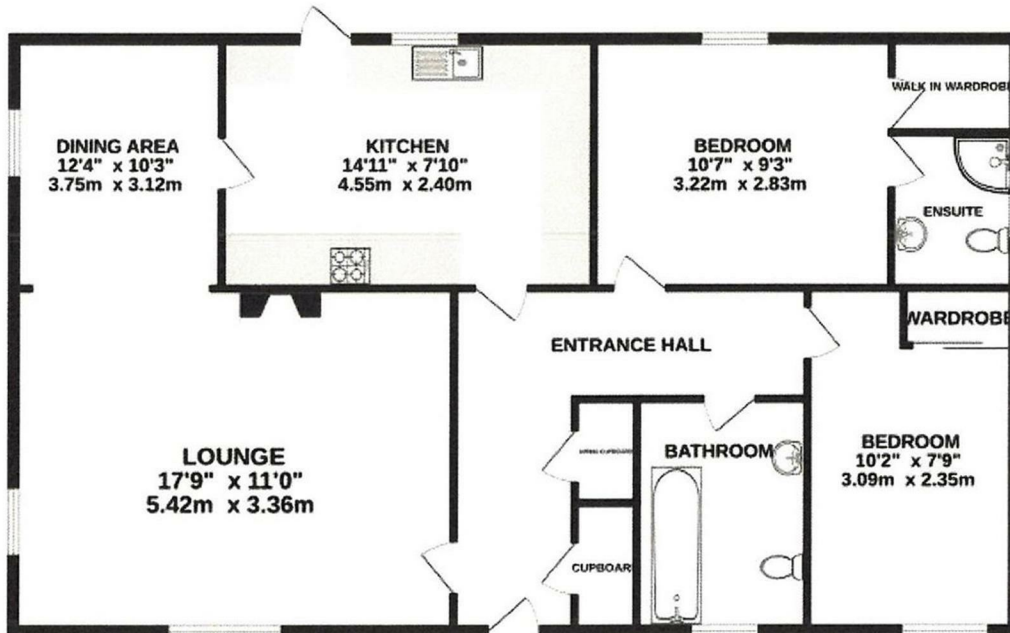
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn right onto Chalk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

Viewings

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

EPC Rating:

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other detail are approximate and no responsibility is taken for any error arising in this statement. This plan is for illustrative purposes only and should be read in conjunction with the contract. The services, systems and appliances shown have not been tested and no guarantee is given.