



**Approximate Floor Area**  
**769 sq. ft.**  
**(71.4 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright V360 Ltd 2023 | www.houseviz.com

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

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



**26b Blueleighs Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0ND** **£157,000**

This well presented 2 bedroom park home is situated on the sought after Blueleighs Park development within Great Blakenham. The property benefits from Living Room/Dining Room, Kitchen, 2 Bedrooms with En-Suite to Master, Bathroom, Gardens and Parking.



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.

## 26b Blueleighs Chalk Hill Lane, Great Blakenham, Ipswich, Suffolk, IP6 0ND

### GREAT BLAKENHAM:

Great Blakenham 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.

With front door leading to...

### ENTRANCE HALL:

With built in storage cupboard, airing cupboard, radiator, doors leading to...

### LIVING/DINING ROOM: 19'2" x 17'9" (5.84m x 5.41m)

With double glazed window to front aspect, two double glazed bay windows to side aspect, electric fireplace with feature surround, two radiators, door leading to...

### KITCHEN: 9'2" x 8' (2.79m x 2.44m)

With double glazed window to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and a half bowl stainless steel sink unit and drainer with mixer tap over, integrated electric oven, hob with extractor hood over, integrated fridge/freezer, integrated dish washer, opening to...

### UTILITY ROOM: 9'3" x 4' (2.82m x 1.22m)

With double glazed door to rear aspect, fitted with wall and base level units with work surfaces over, inset stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, radiator.

### BEDROOM 1: 10'6" x 9'3" (3.20m x 2.82m)

With double glazed window to rear aspect, fitted wardrobes, radiator, door to walk in wardrobe with radiator and light, door leading to...

### EN-SUITE:

With double glazed window to side aspect, fitted suite comprising shower cubicle, vanity wash hand basin, low level W.C heated towel rail, extractor fan.

### BEDROOM 2: 10'1" x 9'4" (3.07m x 2.84m)

With double glazed bay window to front aspect, built in wardrobes, radiator.

### BATHROOM:

With double glazed window to front aspect, fitted suite comprising panelled bath, low level W.C, pedestal wash hand basin, extractor fan, radiator.

### OUTSIDE:

There is a 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.

### NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)

