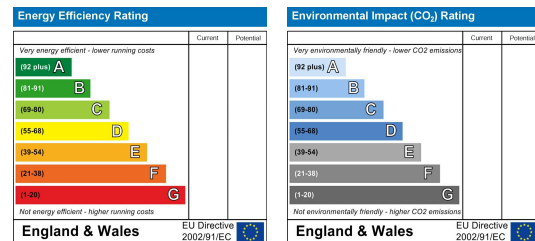


Approximate Floor Area
757 sq. ft.
(70.3 sq. m.)

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.
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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

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24a Blueleighs Park Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0ND

£150,000

This peaceful park home is located in a desirable area of Great Blakenham exclusively for over 55's, this two bedroom home offers approximately 780 square feet of accommodation including master bedroom with ensuite, good size lounge, kitchen / diner, utility, bathroom, a wrap round garden, off road parking and a garage.



24a Blueleighs Park Chalk Hill Lane, Great Blakenham, Ipswich, Suffolk, IP6 0NN

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.

ENTRANCE HALL:

Storage cupboard, airing cupboard, radiator, loft access and door to...

LIVING ROOM: 16'6" x 10'7" (5.04 x 3.25)

Double glazed window to front and side, two radiators, fire place and door to...

OPEN PLAN KITCHEN/DINER: 17'0" x 8'5" (5.20 x 2.59)

Double glazed window to side and rear, range of wall and base units, integrated oven, hob and extractor, stainless steel sink and drainer, overlooking the rear garden, integrated fridge/freezer, radiator and door to...

UTILITY ROOM: 7'5" x 4'6" (2.27 x 1.39)

Wall and base units, cupboard housing LPG boiler, stainless steel sink, radiator, integrated washing machine and door to rear garden.

BEDROOM 1: 11'2" x 9'1" (3.41 x 2.77)

Double glazed window to rear, walk in wardrobe with radiator, radiator, door to...

EN-SUITE:

Double glazed window to side, radiator, shower cubicle, low level W/C and hand wash basin.

BEDROOM TWO: 10'11" x 7'6" (3.34 x 2.29)

Built in wardrobe with radiator, built in dressing table with radiator under and double glazed window to front.

BATHROOM:

Double glazed window to front, radiator, low level W/C, hand wash basin and paneled bath.

OUTSIDE:

Wrap round gardens, patio area, artificial lawn, part fenced, ample storage to both sides and an outside tap. The garden is fully fenced.

NEEDHAM MARKET SIGN OFF:

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