



Approximate Floor Area  
926 sq. ft.  
(86.0 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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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

## 49 Blueleighs Park Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0ND

£140,000

A MODERNISED two bedroom park home on the popular Blueleighs park home development in Great Blakenham, the property is well presented and has a livingroom, dining room and separate kitchen, two bedrooms, bathroom and en-suite, double glazing, raised decked garden area, off road parking and further surrounding gardens. OFFERED TO MARKET WITH NO ONWARD CHAIN.



### 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.

## 49 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.

### FRONT DOOR TO...

### ENTRANCE HALLWAY:

Radiator, cupboard and door to...

### DINING ROOM: 9'10" x 8'5" (3.01 x 2.57)

Double glazed window to front, radiator and opens to...

### LIVING ROOM: 19'7" x 11'7" (5.98 x 3.54)

Two double glazed windows to side, double glazed window to front, radiator and fire place.

### KITCHEN: 11'8" x 9'3" (3.58 x 2.84)

Double window to rear, wall and base units, sink and drainer with mixer tap, worktop, splash back tiles and integrated oven.

### UTILITY: 9'3" x 5'2" (2.84 x 1.60)

Door to rear garden, wall and base units, integrated fridge/freezer.

### BEDROOM ONE: 12'11" x 9'6" (3.96 x 2.90)

Double glazed window to front, radiator and built in cupboard space.

### EN-SUITE:

Double glazed window to front, shower cubicle, vanity sink and low level w/c.

### BEDROOM TWO: 9'6" x 9'1" (2.90 x 2.79)

Double glazed window to front, radiator and built in cupboard space.

### OUTSIDE:

Front garden is brick paved to provide off road parking.

### REAR/SIDE GARDEN:

Decked with fenced surround.

### NEEDHAM MARKET:

Hamilton Smith Needham Market  
01449 722 242  
needham@hamilton-smith.com  
www.hamilton-smith.com

