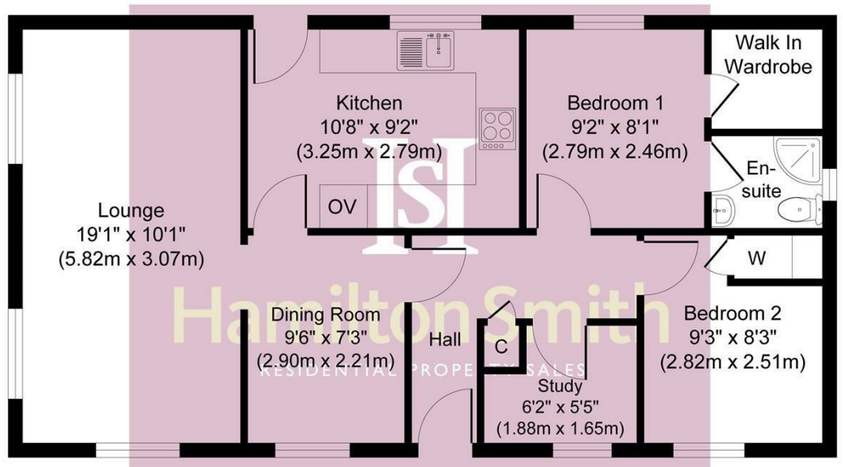

Approximate Floor Area
706 sq. ft
(65.58 sq. m)

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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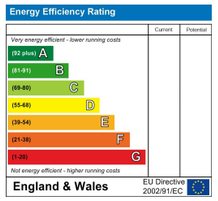

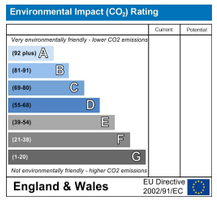

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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
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.
Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

18A Chalk Hill Lane, Great Blakenham IP6 0ND

£130,000

2 BEDROOMS AND A STUDY - DINING ROOM & LOUNGE - Situated in Chalk Hill Lane in Great Blakenham, Nr Ipswich, this modernised and well presented DETACHED park home offers a delightful retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms including an en-suite, modern fitted kitchen, lounge, dining room, study, off road parking and in good decorative order throughout, this property is perfect for individuals or couples looking for a comfortable living space.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

18A Chalk Hill Lane, Great Blakenham, IP6 0ND

Great Blakenham

Great Blakenham has a Tesco express, a Pub/Indian restaurant and a 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 away 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.

DESCRIPTION:
PRE-OWNED Park Home | Residential Development | Two Double Bedrooms | Over 50s | Community Living | Village Location | Parking | Countryside Views | Established Park | Well Maintained Detached Park Home.

THE HOME:
This pre-owned DETACHED park home is perfect for those looking for a detached, easy to maintain, bungalow style retirement property. The home has a spacious modern fitted kitchen, dining area and living room. There are two double bedrooms, fitted wardrobes, the master bedroom has an en suite and walk in wardrobe. The home has calor gas central heating and double glazed windows and presented in good decorative order. There is a garden that wraps round the side and to the ear and has an off road parking space. NO CHAIN.

THE PARK:
The park is landscaped to provide a 'village' feel to the development. The park is exclusive for those over 50 in a countryside location. Wyldecrest Park Homes.

No pets allowed with this home.

THE AREA:
The park is located in a beautiful setting with picturesque views over open countryside and woodland in the Heart of Suffolk. The park is nestled in a ancient great wood overlooking the historic village of Great Blakenham. Amenities including a pub, doctors, local shop and pharmacy can all be found within a few miles.

Site fees: £298 tbc per month (includes water and sewerage)
Please note that the site fee (also known as 'pitch fee', or 'ground rent') is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index.

Tenure: 'Virtual Freehold'
'Virtual Freehold' means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not suitable for mortgages. Please consult a solicitor for further information.

NOTE: The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.

ENTRANCE HALL:
Radiator, doors off

DINING ROOM: 9'6 x 7'3 (2.90m x 2.21m)

LOUNGE: 19'1 x 10'1 (5.82m x 3.07m)

KITCHEN: 10'8 x 9'2 (3.25m x 2.79m)
With fitted appliances its a complete kitchen.

STUDY: 6'2 x 5'5 (1.88m x 1.65m)

BEDROOM ONE: 9'2 x 8'1 (2.79m x 2.46m)

EN-SUITE:
Shower cuible, W.C, hand wash basin and radiator.

BEDROOM TWO: 9'3 x 8'3 (2.82m x 2.51m)

OUTSIDE:
To the side and rear is this park home's private garden with a shingle area, small summer house and a hard standing space to park a vehicle.