

BUCKS

PROPERTY AGENTS



30 Blueleighs Park Chalk Hill Lane, Great Blakenham, Ipswich, IP6 6ND
Guide Price £195,000

- Two Bedrooms
- Corner Plot Position
- Bathroom And En-Suite
- Combi Boiler
- Fees £282 including the water rates per month
- Ex Show Park Home For Over 55`'s
- Two Reception Rooms
- Raised Decking To Rear
- Off Road Parking For Two Vehicles
- Village Location

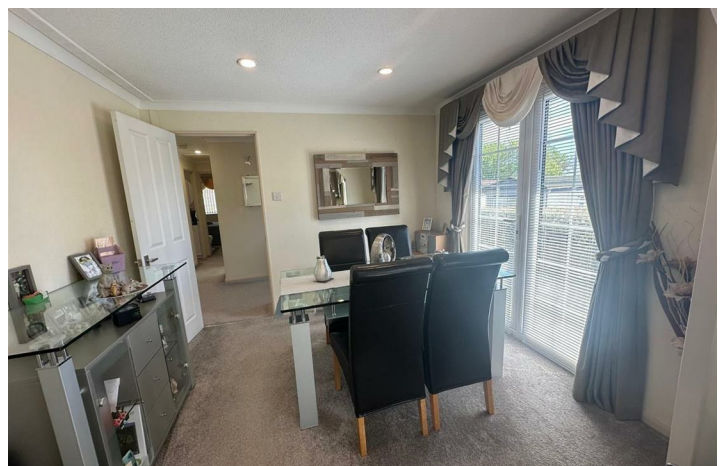
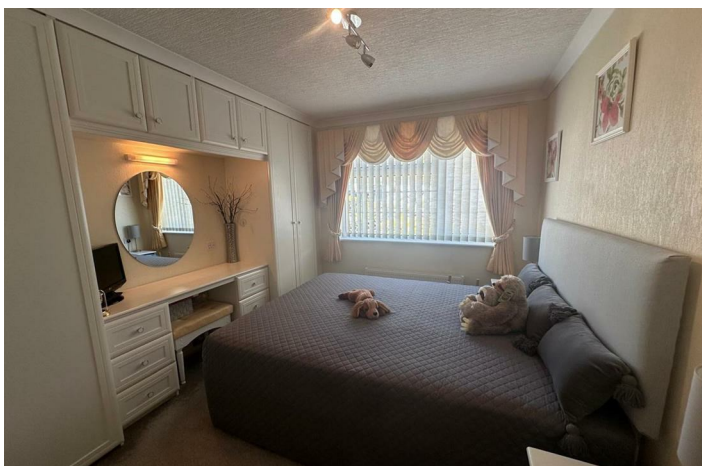
30 Blueleighs Park Chalk Hill Lane, Ipswich IP6 oND

Situated in the serene surroundings of Chalk Hill Lane, Great Blakenham, Ipswich, this charming park home sitting within a corner plot is an exceptional opportunity for those aged over 55 seeking a peaceful yet vibrant community. This ex-show home boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. The dining room, with its patio doors, seamlessly connects to the outdoor area, allowing for a delightful flow of natural light and easy access to the garden. The property comprises two comfortable bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. The second bathroom is equally well-appointed, catering to guests and residents alike. The kitchen is designed for practicality, complemented by a utility room that enhances functionality, making daily tasks a breeze. Parking is available for two vehicles, providing ease of access and convenience. The property is equipped with a modern combi boiler, ensuring warmth and comfort throughout the year.

This park home offers a unique blend of comfort and community, making it an ideal choice for those looking to downsize without compromising on quality of life. With its attractive features and prime location, 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 facilities, post office and local school.



Council Tax Band: A



Entrance Hall

With two built-in cupboards, loft access and radiator.

Sitting Room

With bay window to front and two tinted bay windows to side, TV point, electric fire feature and two radiators.

Dining Room

With French doors leading to front filling the room with natural light and radiator.

Kitchen

With window to rear, range of high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, eye level electric double oven, integrated dishwasher and vinyl floor.

Utility Room

With door leading to outside, range of high units and built-in cupboard, integrated fridge freezer, plumbing for washing machine and vinyl floor.

Bedroom One

With bay window to front, built-in wardrobes and storage and radiator.

En-Suite

With window to front, corner shower cubicle, low level W/C, two basins in vanity unit, vinyl floor, fully tiled walls and radiator.

Bedroom Two

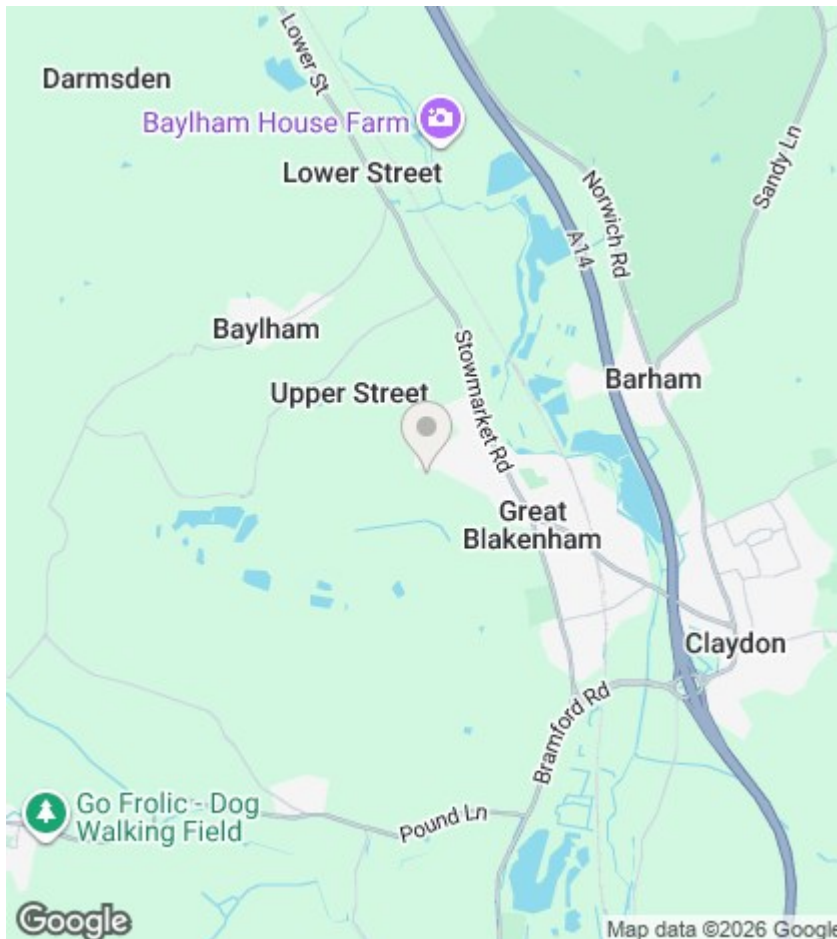
With window to side, fitted wardrobes and storage and radiator.

Bathroom

With window to rear, corner bath, low level W/C, basin in vanity unit, vinyl floor, fully tiled walls and radiator.

Outside

To the front, side and rear of the property is steps leading to the front and rear door, lawn, gravel area, plastic shed, paving stones, shrubs, trees, raised decking to rear, block paving providing off road parking for one vehicle and for privacy and seclusion is fenced and hedged around.



Directions

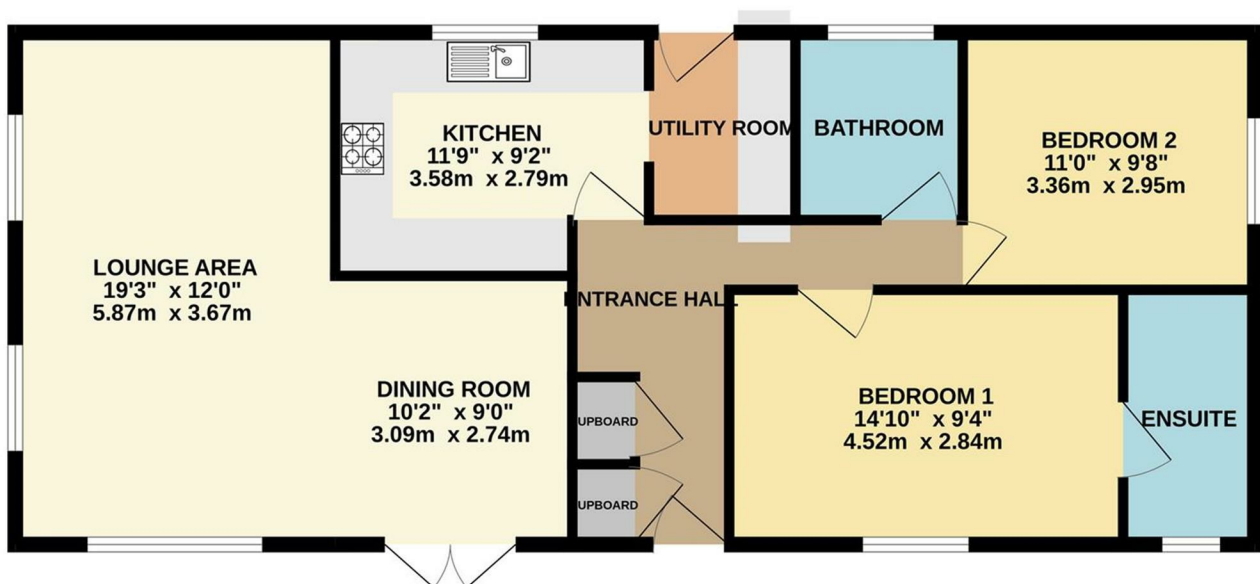
Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Parts of this road may be closed at certain times or on certain days Turn right onto Chalk Hill Ln Turn right Slight right Turn right Turn right Destination will be on the right Arrive: Blueleighs Park Homes, Great Blakenham, Ipswich IP6 0ND, UK

Viewings

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

EPC Rating:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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