



Connells

Chantry Home Farm Lavenham Road
Ipswich



Property Description

Located on the sought-after Chantry Home Farm development on Lavenham Road, this spacious and well-maintained detached park home offers comfortable single-storey living in a convenient location and is available with no onward chain. The accommodation comprises a bright and welcoming living room, a well-appointed kitchen, two generous double bedrooms. The primary bedroom benefits from its own en-suite and a spacious walk-in wardrobe, providing excellent storage and a practical dressing area. A separate bathroom serves the remainder of the home. Outside, the property enjoys a wrap around garden and secure off-road parking behind electric gates.

Chantry Home Farm occupies a convenient position on the western side of Ipswich, offering residents easy access to a wide range of local amenities while enjoying a peaceful residential setting. Nearby, you'll find supermarkets, local shops, pharmacies, healthcare facilities, cafés and regular bus services. One of the area's standout features is the nearby Chantry Park, a large and attractive public park with open green spaces, mature trees, walking routes, children's play areas, and sporting facilities. The park provides an ideal setting for leisure, exercise, and enjoying the outdoors throughout the year.

The location also offers excellent transport connections, with easy access to Ipswich town centre, the A12 and A14 road networks and Ipswich railway station, providing direct rail services to London Liverpool Street.

Entrance Hall

Accessed via double glazed entrance door, storage cupboard, loft access and radiator.

Lounge

Two double glazed bay Windows two side, two double glazed windows to front, two radiators and electric fire.

Kitchen

Double glazed door and window to rear, wall and base level units, integrated fridge freezer and dishwasher, Plumbing for washing machine, cooker point, radiator and cupboard housing the oil tank.

Bedroom One

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

En-Suite

Double glazed window to side and comprises of a shower cubicle, pedestal wash hand basin, low-level w/c and radiator.

Bedroom Two

Double glazed window to front, fitted wardrobes, desk and radiator.

Bathroom

Double glazed window to front, panel bath, pedestal wash hand basin and low-level w/c, radiator and extractor fan.

Outside

The garden wraps around the property and offers off road parking to the side, paved and artificial grass areas, outside tap and bin store.

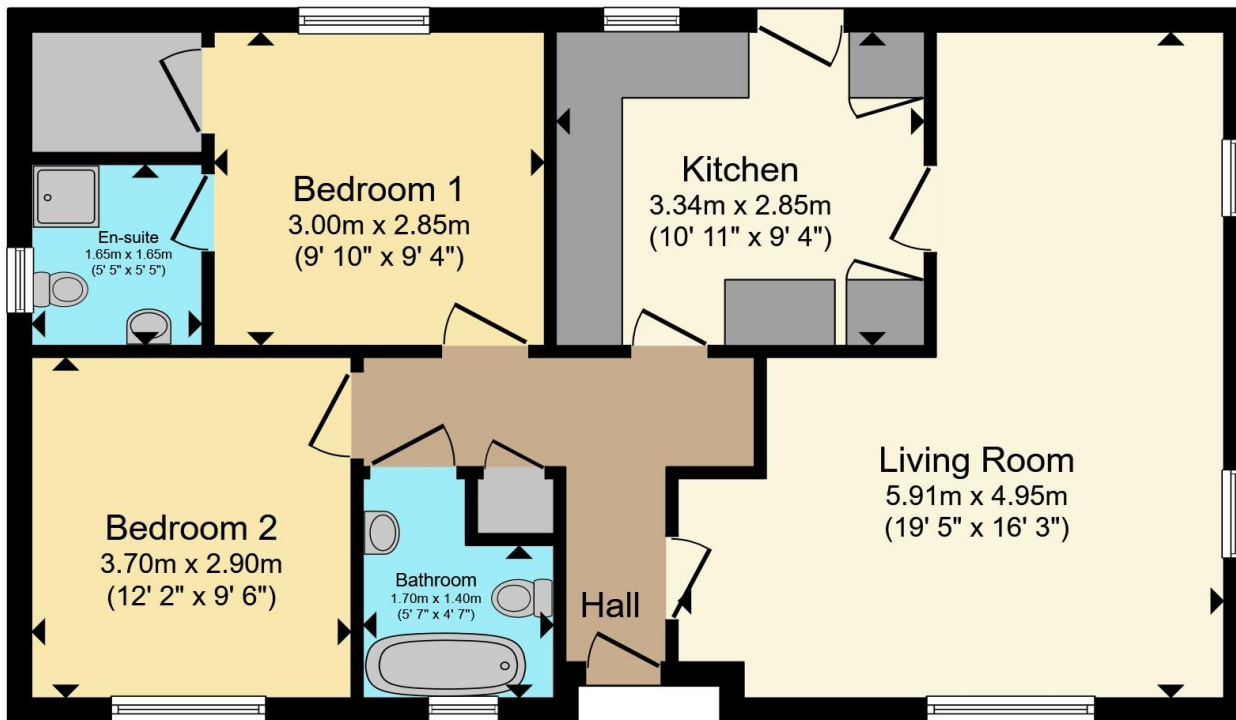
The property is also accessed via a secure electric entrance gate to front and rear.

Agent Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





Total floor area 64.7 m² (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: Exempt
 Council Tax Band: A

view this property online connells.co.uk/Property/ICH313252

Tenure:

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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