



48 Blueleighs Park | Chalk Hill Lane | Great Blakenham | IP6 0ND

Guide Price: £135,000

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

48 Blueleighs Park, Chalk Hill Lane, Great Blakenham, Suffolk, IP6 0ND

"A delightful two-bedroom park home for the over 55's occupying a pleasant tranquil position with off-parking for two vehicles."

Description

A superb opportunity to acquire this two-bedroom park home enjoying a delightful 'tucked away' position with wrap-around gardens and parking for two vehicles.

The accommodation comprises: entrance hall, lounge, kitchen/dining area, bathroom and two bedrooms.

The property further benefits from Calor gas central heating and double glazing.

Blueleighs Park enjoys a tranquil location with an abundance of wildlife and lovely walks, yet is conveniently located to Great Blakenham and Needham Market which offer a good range of everyday amenities. Further details of Blueleighs Park can be found on their own website.

About the Area

The property is situated in the popular village of Great Blakenham approximately three miles from Needham Market and close to the well-served village of Claydon which offers a range of shops, post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including a mainline railway link to London's Liverpool Street Station.

The accommodation comprises:

Entrance Porch

Wall-light and part-glazed front door to:

Entrance Hall

Radiator, coved ceiling, built-in storage cupboards and doors to:

Lounge

Approx 20'6 x 9'7 (6.24m x 2.91m)
Window to front and side elevations, coved ceiling, two radiators, feature fireplace with inset electric coal effect fire and door to:

Kitchen/Dining Area

Approx 20'6 x 10'5 (6.24m x 3.17m)
Comprising single bowl sink unit with mixer tap over, work surfaces with base cupboards under, matching eye-level units, space for washing machine, built-in four ring gas hob with extractor over and electric oven under, tiled splash backs, cupboard housing gas fired boiler, built-in breakfast bar, two radiators, window to side and rear elevations, French doors opening to side garden, part-laminate flooring, coved ceiling and door back to the entrance hall.

Bathroom

Comprising panel bath with mixer tap and shower over, pedestal hand wash basin, low-level flushing w.c, part-shower panel walls, radiator, extractor fan and frosted window to side elevation.

Bedroom

Approx 10'5 x 10'3 (3.17m x 3.13m)
Window to side elevation, coved ceiling, built-in wardrobes, radiator and built-in desk with drawers.

Bedroom

Approx 10'9 x 9'7 (3.27m x 2.91m)
Window to side elevation, coved ceiling, radiator and built-in wardrobes.

Outside

To the front of the property a block paved driveway provides off-road parking for two vehicles and steps lead up to the front door located at the side. The garden wraps around the property with areas laid to flower and shrub borders, shingle

Town and Village Properties, Grove House, 87 High Street, Needham Market, Suffolk IP6 8DQ

Email: info@townandvillageproperties.co.uk

Ground Floor

Approx. 68.5 sq. metres (737.7 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 sq. feet)
48 Blueleighs, Great Blakenham

Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have 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, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.

Needham Market
and surrounding villages
01449 722003

Ipswich
and surrounding villages
01473 214420

Stowmarket
and surrounding villages
01449 722003

Debenham
and surrounding villages
01728 469308

London
Showroom
020 7409 8403