



Blueleighs Park,  
Gt Blakenham, IP6 0ND  
£130,000

**MaxwellBrown**

Independent Property Agents

A 2014 detached well presented park home situated on the popular Blueleighs Park just 5.5 miles from the centre of Ipswich. The property has a large fitted kitchen/diner, lounge with patio doors leading onto a lovely raised deck, 2 bedrooms and shower room. There is private parking space for 2 /3 cars, gas central heating and double glazing.





# Blueleighs Park, Gt Blakenham, IP6 OND

Sealed unit double glazed door to:

## Kitchen/Diner:

Fitted with range of matt white units under stone effect worktops with matching upstands, inset single drainer stainless steel sink unit, cupboards and space under, plumbing for automatic washing machine, further cupboards and drawers, kick space heater, eye level units, CDA oven, hob and extractor hood, Baxi LPG gas combination boiler supplying hot water and central heating. Double cloak cupboard. Double aspect sealed unit double glazed windows, vinyl flooring, opening through to hall and:

## Lounge:

Double aspect sealed unit double glazed windows to side and front and patio doors to front leading on to raise decking, electric coal effect fire set in feature fireplace, 2 radiators, smoke alarm.

## Hall:

Access to loft, doors to:

## Bedroom 1:

Window to side, radiator, door to walk in dressing room with shelves and hanging space.

## Bedroom 2:

Double built in wardrobe, radiator, sealed unit double glazed window to side.

## Shower room:

Fitted with white suite comprising large walk in cubicle with glass sliding door and thermostatic shower, low level WC, pedestal wash hand basin with mirror over, vinyl flooring, tiled splash backs, heated towel rail and extractor fan.

## Outside:

The garden wraps around the home with front paved area. To the left is a Block paved parking space and shingled area, steps leading to a lovely raised decked veranda enclosed with balustrade, with astroturf floor, sheltered by mature tree. To the right is a further block paved and patio area allowing additional parking and incorporating fire proof shed.

## Council tax:

Band A. Mid Suffolk district council.

## Agents notes:

The ground rent/service charge is approximately £260 per month for 2025 which includes water rates, The electricity is metered and paid separately to the site owners, there is a minimum age for residence of 50 years.

## Broadband; Maximum available download speeds

Standard 7 Mbps

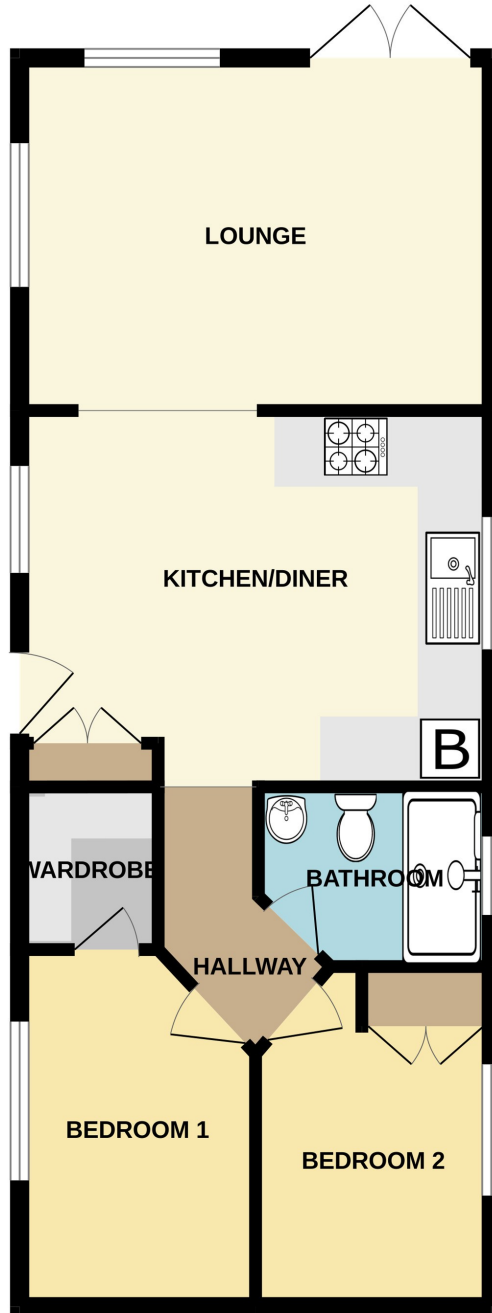
Superfast 51Mbps

Network Openreach

Information source Ofcom.org.uk



GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

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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