

# BUCKS

PROPERTY AGENTS



39a Blueleighs Park Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0ND

Price £135,000

- Detached Park Home
- LPG Gas Heating
- Kitchen/Diner
- Off Road Parking for 3 Vehicles
- Over 50's Only
- Two Bedrooms
- Sealed Unit Double Glazing
- Shower Room
- Village Location with Views
- Site Fee TBC

# 39a Blueleighs Park Chalk Hill Lane, Ipswich IP6 oND

Nestled in the tranquil setting of Chalk Hill Lane, Great Blakenham, this charming park home offers a delightful retreat for those aged over 50. With two well-proportioned bedrooms, including a master suite featuring a convenient walk-in wardrobe, this property is designed for comfort and ease of living. The inviting reception room is enhanced by elegant French doors that open onto a lovely well-designed decking area complemented by artificial grass, providing a low-maintenance garden space ideal for relaxation or social gatherings. This feature is perfect for enjoying the fresh air and entertaining guests. The shower room is modern and functional, catering to all your daily needs. Additionally, there is ample parking available for up to three vehicles, ensuring convenience for you and your visitors.

This park home is not just a residence; it is a lifestyle choice, offering a peaceful community atmosphere while being conveniently located within Great Blakenham which 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. Whether you are looking to downsize or seeking a serene place to call home, this property is a wonderful opportunity not to be missed.



Council Tax Band: A



#### **Kitchen/Diner:**

15'1" x 11'7"

With two windows to side and door to outside.

Range of high and low level units, electric oven with gas hob, extractor hood and fan, plumbing for washing machine, storage cupboard, combi boiler housed in a cupboard and radiator.

#### **Hallway:**

With loft access and radiator.

#### **Sitting Room:**

15'1" x 10'9"

With window to side and to the rear and French doors to rear leading patio area, electric fire, TV point and two radiators.

#### **Bedroom One:**

10'11" x 7'3"

With window to side, walk in wardrobe and radiator.

#### **Bedroom Two:**

10'5" x 7'4"

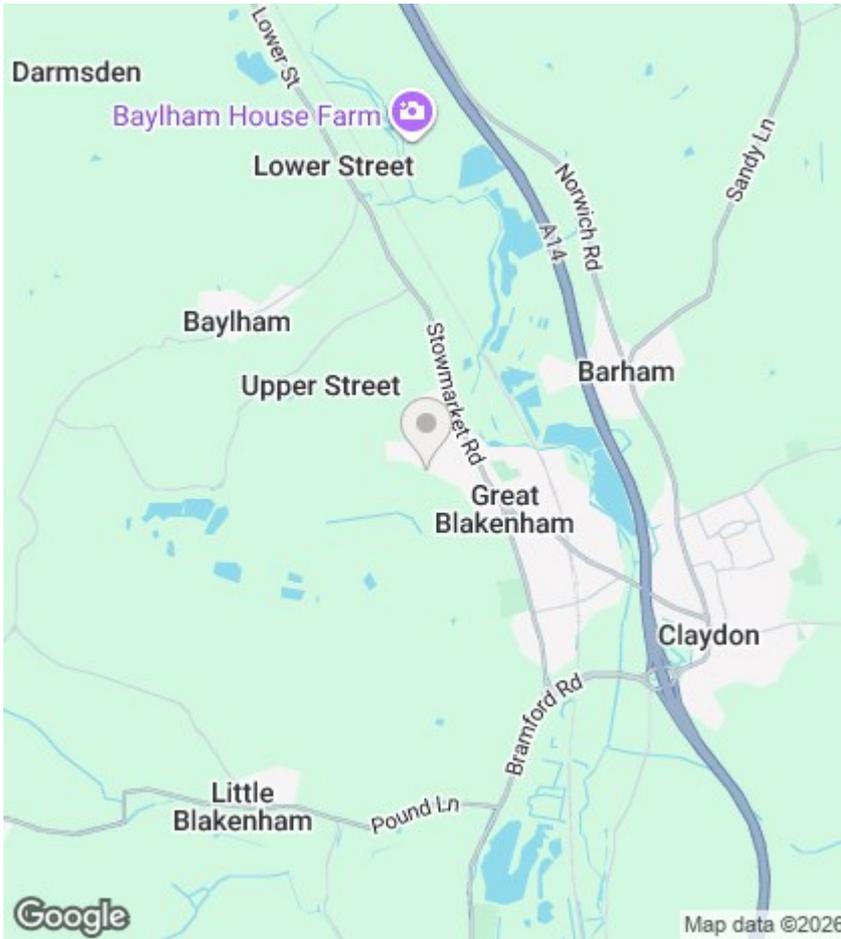
With window to side, built in wardrobe and radiator.

#### **Shower Room:**

With window to side, double shower in separate cubicle, low level WC, pedestal basin, vinyl flooring and heated towel rail.

#### **Outside:**

To the front of the property there is block paving providing off road parking for one vehicle and further paved driveway providing parking for two further vehicles. To the side of the property are steps leading to the front door. There is a large raised decking area with artificial grass to the rear of the property with a lower garden with raised beds, bark and shingle.



## Directions

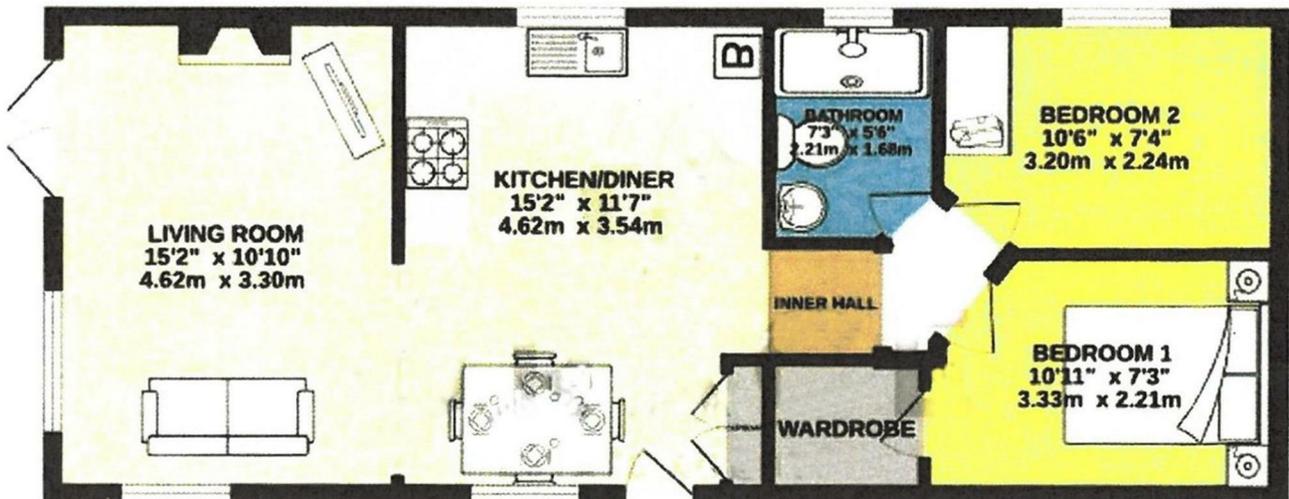
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn right onto Chalk Hill Ln Turn right Slight right Destination will be on the

## Viewings

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

## EPC Rating:

**GROUND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq ft (52.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors and any other parts are approximate and no responsibility is taken for any error.