



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

welcome to

Blueleighs Park, Chalk Hill Lane, Great Blakenham, Ipswich

Beautifully presented park home benefiting from a wraparound plot and south facing decked area with panoramic field views, off street parking for 3 vehicles via a private driveway, two double bedrooms and a modern kitchen!



Location

The property is situated in Blueleigh park, situated just off Chalk hill lane, in this much sought after development in the ever popular village Great Blakenham. There are local schools, shops, parks and bus services nearby as well as easy access to the A14 for Bury St Edmunds, Colchester and Felixstowe. The neighbouring County Town of Ipswich offers a variety of amenities including the Buttermarket and Sailmakers shopping centres, as well as Ipswich mainline station for access to London Liverpool Street.

Entrance Hall

Carpet flooring, radiator, airing cupboard and a coat cupboard.

Lounge/diner

19' 5" x 19' 5" narrowing to 9' 8" (5.92m x 5.92m narrowing to 2.95m)

Large lounge/diner benefiting from 4 bay windows, carpet flooring, three radiators, wallpaper wall and a TV point.

Kitchen

12' 6" x 9' 5" (3.81m x 2.87m)

Modern fitted kitchen boasting a range of eye and base level navy units with marble effect worktops, tiled backsplash, white 1 and a half bowl sink with drainer unit and a chrome mixer tap, integrated oven with electric hob and extractor hood,fridge freezer, space for a washing machine, dish washer and tumble dryer, spotlights, wall-mounted Baxi boiler which was only installed 3 years ago, double glazed window to the side aspect and a door leading to the rear garden.

Master Bedroom

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window to the side aspect, carpet flooring, wallpapered wall, built in vanity units and a walk in wardrobe measuring 4'2 X 7.

En-Suite

6' 7" x 5' 2" (2.01m x 1.57m)

Low level WC, vanity sink with chrome mixer tap, shower with a glass enclosure, radiator, extractor fan and a double glazed window to the front aspect.

Bedroom 2

9' 5" x 7' 8" (2.87m x 2.34m)

Double glazed window to the side aspect, carpet flooring, radiator and a built in wardrobe with fitted chest of draws.

Bathroom

8' 3" x 7' 5" (2.51m x 2.26m)

Bath with overhead shower and glass screen with a tiled splashback, low level WC, vanity sink with chrome mixer tap, extractor fan.

Driveway

Block paved driveway for 3+ vehicles.

Rear Garden

Large wrap around garden benefiting from a lawned area, raised decking with wooden balustrade and ample seating area to enjoy the panoramic field views, shed, shingle area and a side door leading to the kitchen.



view this property online williamhbrown.co.uk/Property/IPS117544



welcome to

Blueleighs Park, Chalk Hill Lane, Great Blakenham, Ipswich

- South facing rear deck benefiting from panoramic field views
- Master suite benefiting from an en-suite and walk in wardrobe
- Newly refurbished kitchen
- Large lounge/diner flooded with natural light
- Popular Blueleighs park development

Tenure: EPC Rating: E
offers over

£165,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS117544

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.



Property Ref:
IPS117544 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk