



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

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

*“A 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 and enclosed by hedging. Within the garden is an area for storage of Calor gas bottles, an outside tap and useful shed.

### Agents Note

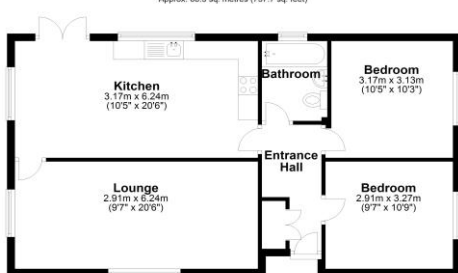
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#### Ground Floor

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



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

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