



Approximate Floor Area
732 sq. ft.
(68.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 or tenant. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

87 Blueleighs Park Chalk Hill Lane, Great £155,000

This PERFECTLY PRESENTED 2 Bedroom former show house park home in situated on the desirable Blueleighs Park within the sought after village of Great Blakenham. The property benefits from Living Room/Dining Room, Kitchen, 2 Bedrooms with En-Suite to Master, Bathroom, Wrap Around Gardens and Off Road Parking.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has 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 or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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

GREAT BLAKENHAM:

Great Blakenham has a public house, large convenience store and a regular bus service. The larger village of Claydon is approximately half a mile and offers a range of shops, post office, public houses, primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to The A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

With front door leading to...

ENTRANCE HALL:

With double glazed window to side aspect, built in storage cupboard, radiator and door leading to...

LIVING ROOM/DINING ROOM: 21'4" x 14'1" (6.50m x 4.29m)

With double glazed French doors to garden, double glazed window to side aspect, double glazed window to front aspect, feature fireplace, 3 ceiling lights, door opening to...

KITCHEN: 12'2" x 9'2" (3.71m x 2.79m)

With double glazed window to side aspect, double glazed door to side aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and a half bowl stainless steel sink unit with drainer with mixer tap over, tiled splash backs, integral oven and four ring gas hob with extractor over, door to dining area.

INNER HALL:

With door leading to...

BEDROOM 1: 10'6" x 9'2" (3.20m x 2.79m)

With double glazed window to side aspect, built in wardrobe with light, door leading to...

EN-SUITE:

With double glazed window to side aspect, fitted suite comprising shower cubicle, low level W.C, vanity wash hand basin.

BEDROOM 2: 10'2" x 9'2" (3.1 x 2.8)

With double glazed window to side aspect, built in wardrobe.

BATHROOM:

With double glazed window to side aspect, fitted suite comprising paneled bath, low level W.C, vanity wash hand basin, towel rail and radiator.

OUTSIDE:

To the front of the property the garden is shingled to provide off road parking for 2 cars, there are flower and shrub borders and the garden to the side of the property is paved to provide a patio area.

NEEDHAM MARKET OFFICE:

54 High Street, Needham Market, Ipswich, IP6 8AP. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

