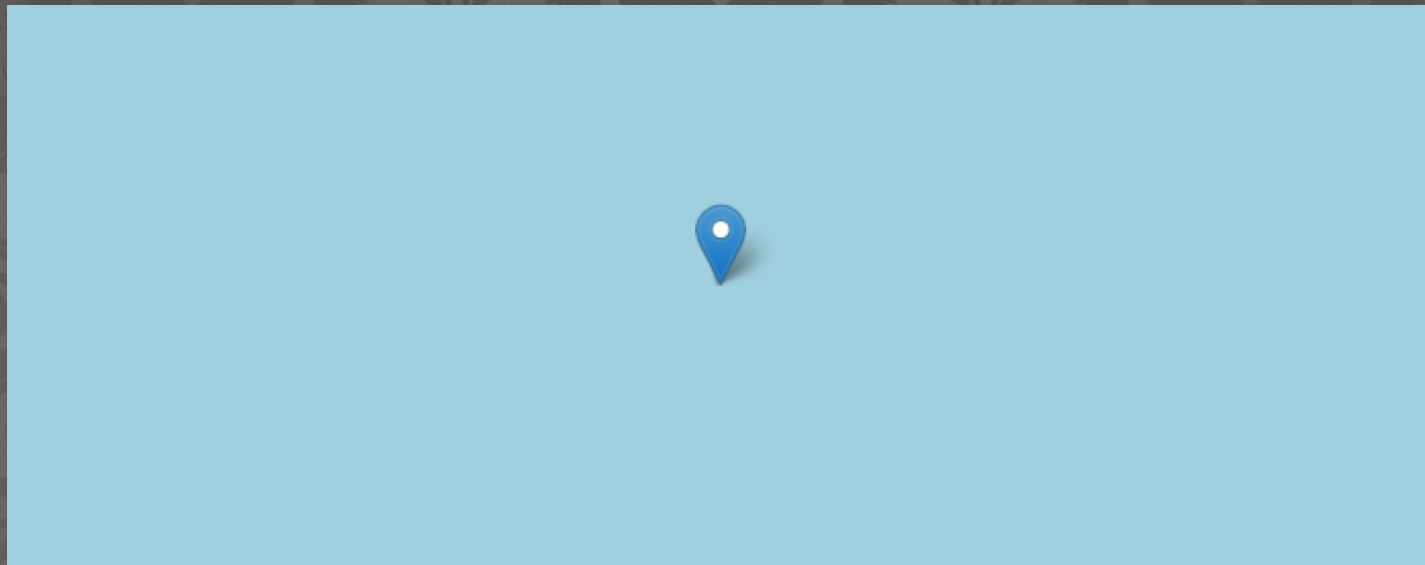


Chalk Hill Lane, Great Blakenham, Ipswich



MARKS & MANN



- LOUNGE
- FITTED KITCHEN
- WALK IN WARDROBE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DINING AREA
- EN SUITE TO BEDROOM ONE
- OFF ROAD PARKING
- AMPLE OFF ROAD PARKING

### Chalk Hill Lane, Great Blakenham, Ipswich

The property benefits from a entrance hall, lounge dining room, fitted kitchen, family bathroom, ensuite to bedroom one, rear garden enclosed by fencing, off road parking for 3 vehicle. The property is served by gas central heating and is double glazed throughout. In the valuer's opinion, the property is well presented and early viewing is highly recommended.

MARKS & MANN

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**£160,000**

# Chalk Hill Lane, Great Blakenham, Ipswich

## About the area

The quiet village of Great Blakenham is an incredibly popular location, which boasts countryside living, while being just a short drive away from the two busy shopping towns of Stowmarket and Ipswich. Situated on the river Gipping, there is a pub, village hall and recreation ground with children's play area. The village of Claydon less than two miles away also has two pubs, a Co-Operative supermarket and a number of other shops. This property is situated as part of the picturesque Blueleighs Park Over 55's retirement destination.. There is a bus stop just outside the park with regular links between the two destinations, which is perfect for those who cannot drive.

## Front

Stone area with path leading to steps to front door.

## Entrance Hall

Built in cupboard, Airing cupboard, Radiator.

## Lounge

3.36m x 5.42m (11' 0" x 17' 9") Double glazed window to front and side, Electric fire with surround and hearth, Radiator.

## Dining Area

2.50m x 2.54m (8' 2" x 8' 4") Double glazed window side, Radiator.

## Kitchen

2.40m x 4.55m (7' 10" x 14' 11") Double glazed window and door to rear, Laminate worktop, Range of eye level units and base units with cupboards and drawers, Four gas ring hob with extractor above, Eye level oven, Integrated fridge/freezer, Integrated washing machine, Integrated dishwasher, Part tiled, Box in boiler, Tile effect flooring, Radiator.

## Bedroom One

2.83m x 3.22m (9' 3" x 10' 7") Double glazed window to side, Radiator.

## Walk in Wardrobe

1.13m x 1.77m (3' 8" x 5' 10") Fitted rails, Fitted cupboards and additional storage.

## En Suite

Double glazed window to rear, Low level W.C. Shower cubicle, Hand wash basin in vanity unit with chrome mixer tap, Extractor fan, Spot light, Radiator.

## Bedroom Two

2.35m x 3.09m (7' 9" x 10' 2") Double glazed window to front, Built in wardrobe, Radiator.

## Bathroom

double glazed window to side, Low level W.C. Pedestal hand wash basin, Panel bath with chrome mixer tap, Extractor fan, Radiator.

## Outside

enclosed rear garden mainly laid to lawn with mature raised flower beds and plants, Stone area providing off street parking for three car.

## Agent Notes

The property is connected to Calor Gas also the exterior and underneath of the property has been insulated which has a 20 year warranty and does not require painting.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## 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 will be no delay in agreeing the sale.

# Chalk Hill Lane, Great Blakenham, Ipswich

## School Admissions

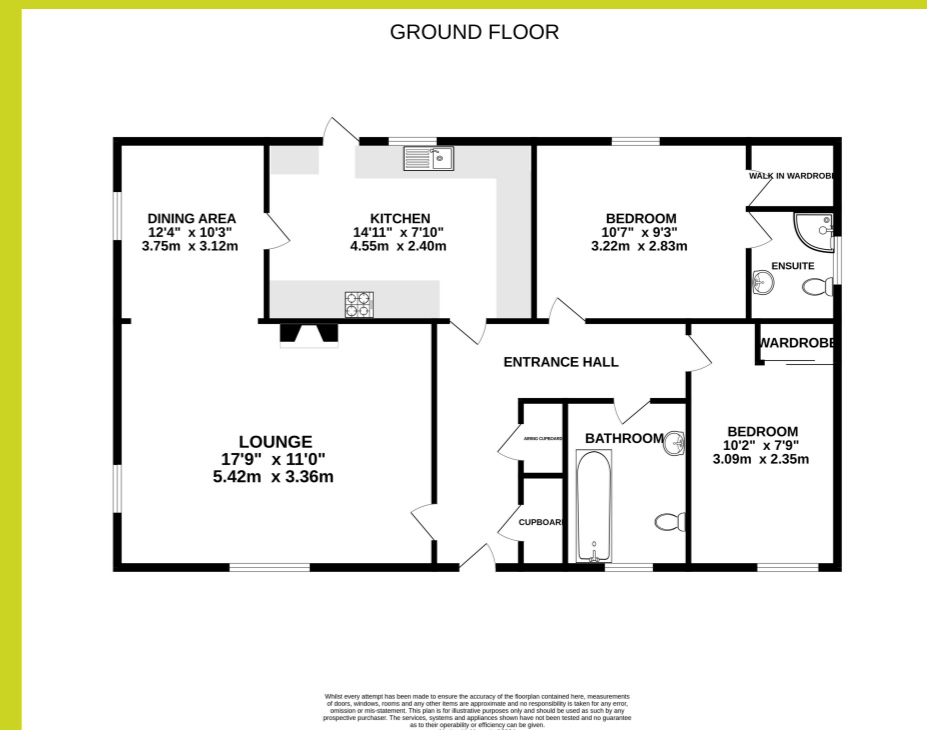
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

## Council tax band

At the time of instruction the council tax band for this property is band A.



The above floor plans are not to scale and are shown for indication purposes only.

