

## Summary

**This park home features a well-designed layout with two bedrooms, a spacious lounge/diner, and a conservatory. The master bedroom offers storage space and lighting through a window adjacent to the door, while the second bedroom provides direct access to the conservatory. With a shower room and allocated parking.**

## Description

### Approximate Room Sizes

**THE LOCATION** Great Bricett is a picturesque village set in the heart of the Suffolk countryside, located roughly 8 miles southeast of Ipswich and 6 miles northwest of Stowmarket. It provides a peaceful rural setting with convenient access to surrounding towns and transport links, such as Needham Market Railway Station, approximately 5 miles away, and Stowmarket Railway Station, around 6 miles distant.

**THE PROPERTY** This park home offers a well-designed layout with two bedrooms, a spacious lounge/diner, a conservatory, and sits on a nicely sized plot with allocated parking in a communal car park. The master bedroom is generously sized, providing ample space for

furniture and comfortable living. The second bedroom, ideal as a guest room or office, has direct access to the conservatory. The lounge/diner serves as the heart of the home, offering a versatile open space perfect for both dining and relaxation, with the kitchen conveniently located next to it. A shower room caters to both bedrooms and the rest of the property. With a seamless flow between rooms, plenty of natural light, and practical amenities like parking, this home is perfectly suited for comfortable living.

**AGENTS NOTE** Council & Council Tax Band – Babergh District Council (Band A)

Property Construction – A timber frame is created using wooden studs. This is combined with interior walls made from plasterboard and external cladding

Utilities – Mains Drainage, Water, Electric, Oil Fired Central Heating

Water is charged quarterly by the park. ( this is the amount used by the whole site, divided by the number of park homes on the site)

Pitch Fee - £188.89p

One domestic cat, but dogs are not permitted.

LOUNGE/DINER 21' 06" x 9' 08" (6.55m x 2.95m)

KITCHEN 13' 09" x 9' 09" (4.19m x 2.97m)

BEDROOM 1 16' 03" x 9' 09" (4.95m x 2.97m)

BEDROOM 2 10' 03" x 9' 09" (3.12m x 2.97m)

SHOWER ROOM 7' 00" x 4' 08" (2.13m x 1.42m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

Post Code – IP7 7BZ

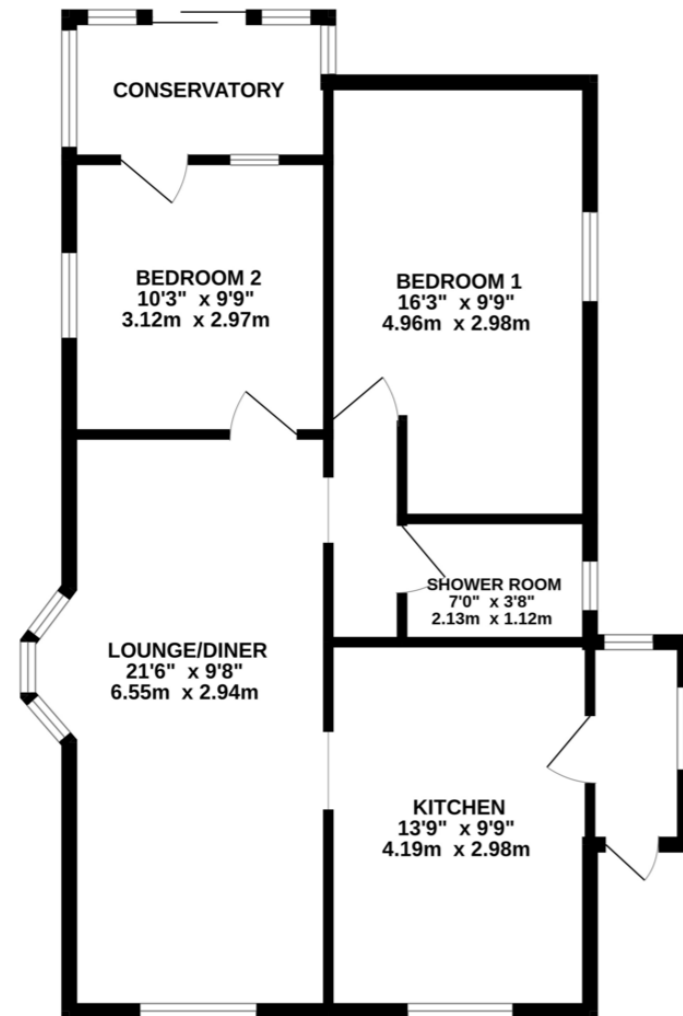
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



If you would like to speak to one of our mortgage advisors call now – 01787 468400  
Your home may be repossessed if you do not keep up repayments on your mortgage.



### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Marshmoor Park | Wallow Lane | IP7 7BZ

£110,000

This park home features a well-designed layout with two bedrooms, a spacious lounge/diner, and a conservatory. The master bedroom offers storage space and lighting through a window adjacent to the door, while the second bedroom provides direct access to the conservatory. With a shower room and allocated parking.

- 2 Double Bedrooms
- Two Reception Rooms
- Lounge Diner
- Conservatory
- Kitchen
- Private Garden
- Allocated Parking