

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)

Tenure – Freehold

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

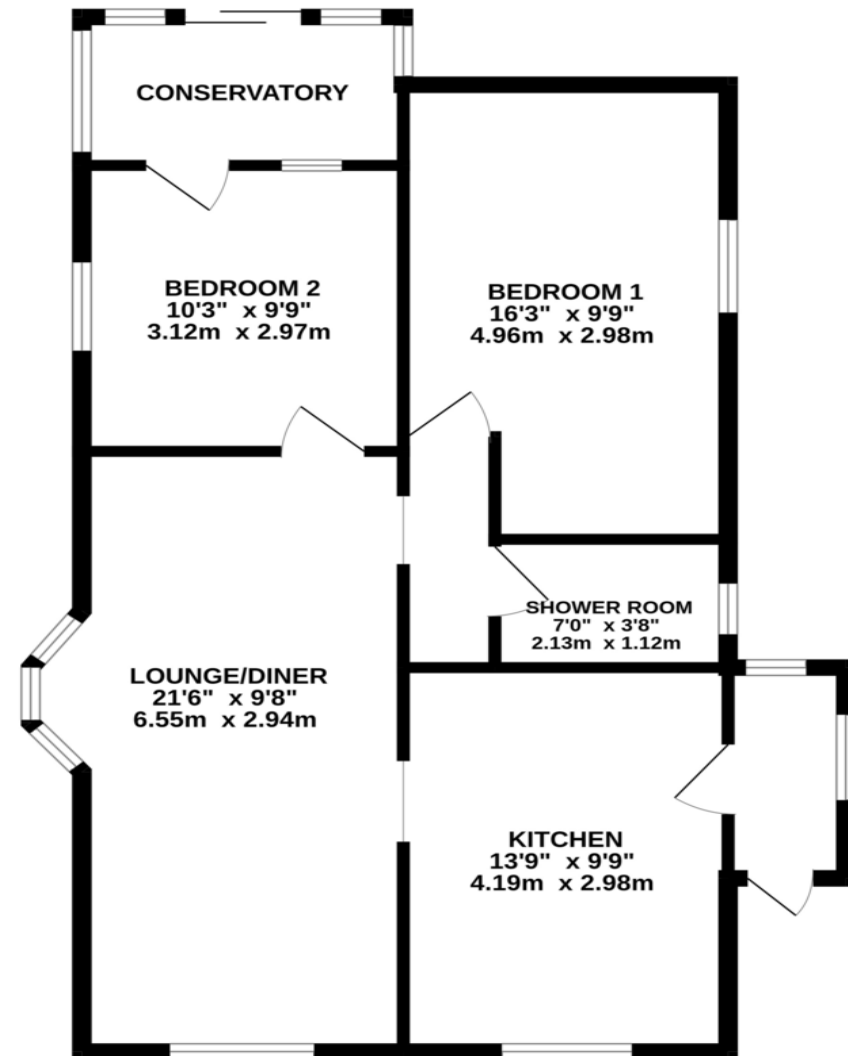
Viewings by appointment

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.
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Marshmoor Park | Wallow Lane | IP7 7BZ

£100,000

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