



Rock Estates



71 Wixfield Park
Great Bricett, Ipswich, IP7 7DW
Guide price £210,000



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Situated on the popular Wixfield Park development is this two bedroom park home in the "Curlew" design that is the ex show home! Nestled on the edge of the sought after village of Great Bricett this well presented home is the perfect spot for anyone looking for semi-rural living.

Great Bricett is nestled in the heart of rural Suffolk, and with bus links directly outside the park to Stowmarket and Needham Market it is well connected for amenities. Needham Market is approximately 5 miles away and offers a range of facilities such as butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street.

The home itself offers a modern kitchen with sleek gloss cupboards and drawers as well as integrated appliances. The main living/dining area is a spacious area with its high ceilings, and multiple windows flooding light through. There is also a modern electric fire with surround, perfect for those cosy evenings in. The two double bedrooms both benefit from wardrobes with contemporary sliding doors. The main bedroom also benefits from an ensuite with double shower cubicle. The main bathroom offers the use of a panelled bath with shower attachment.

Externally the property has been well maintained and the current owners have planted an array of shrubs and plants. The garden is predominately laid to lawn with artificial grass and has a path that provides access around the whole home. There are multiple storage sheds as well as an outside tap and electrical sockets.

There is parking for one car on the brick paved driveway as well as visitor parking nearby.





Entrance Hall

Part glazed front door with double glazed side panel. Built in cupboard. Airing cupboard. Doors to:

Kitchen

11'10" x 9'0" (3.62 x 2.75)

Double glazed window to side. Double glazed door to side. Range of wall and floor mounted cupboards and drawers. Laminate worktop. Inset sink with 1 1/4 drainer and mixer tap over. Integrated electric eye level double oven. Integrated gas hob with extractor hood above. Integrated dishwasher and washing machine. Integrated fridge/freezer. Luxury vinyl tile wood effect flooring. Spotlights.

Dining Area

Double glazed window to side. Luxury vinyl tile wood effect flooring. Radiator. Opens to:

Living Area

Two double glazed windows to front. One double glazed window to side. Radiator. Luxury vinyl tile wood effect flooring. Electric fireplace.



Bedroom One

11'1" x 8'10" (3.40 x 2.70)

Double glazed window to side. Wardrobe with sliding doors. Radiator. Door to:

Ensuite

Double glazed window to side. Shower cubicle. W.C. Vanity unit with inset sink and cupboard storage below. Luxury vinyl tile wood effect flooring. Chrome heated towel rail. Partly aqua boarded walls. Extractor fan. Spotlights. Shaver point.

Bedroom Two

9'1" x 9'1" (2.79 x 2.79)

Double glazed window to side. Wardrobe with sliding doors. Radiator.

Bathroom

Double glazed window to side. Bath with shower attachment. W.C. Vanity unit with inset sink and cupboard storage below. Luxury vinyl tile wood effect flooring. Chrome heated towel rail. Partly aqua boarded walls. Extractor fan. Spotlights. Shaver point.



External

The front and rear gardens have been landscaped by the current owners and to the front there is a shingle area with an array of shrubs and plants. The gardens are secure with enclosed fencing and a gate to the side. A paved pathway leads round the property, where it has also been laid with artificial grass. There are a number of storage sheds as well as an outside tap and electric sockets. There are steps either side of the property that lead to the front door or side door to the kitchen.

Parking

The property comes with one parking space but visitor parking is also available nearby.

Agents Note

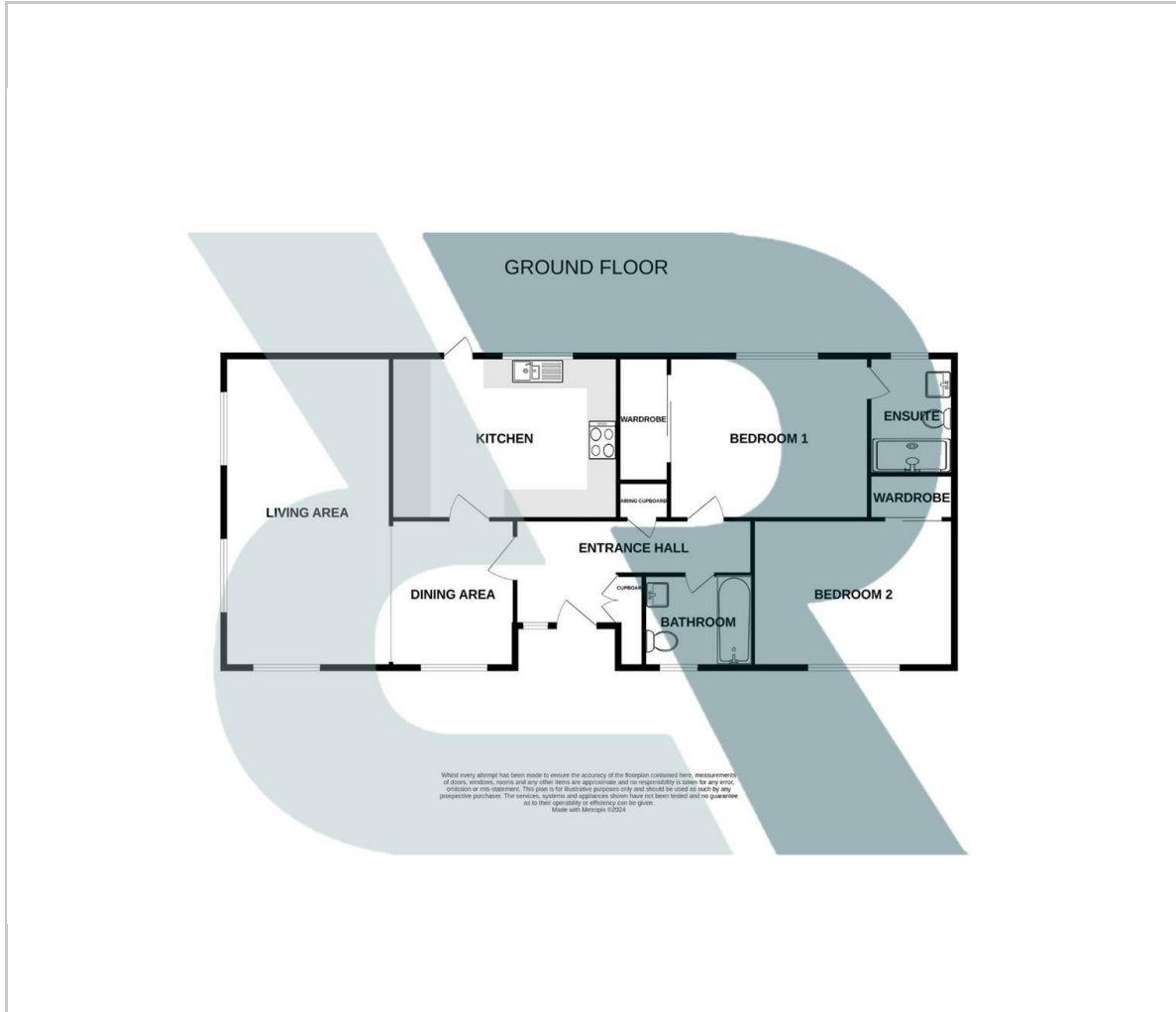
Maintenance charge for site approx - £231 per month.

Over 55's only.

Pets allowed.



Floor Plan



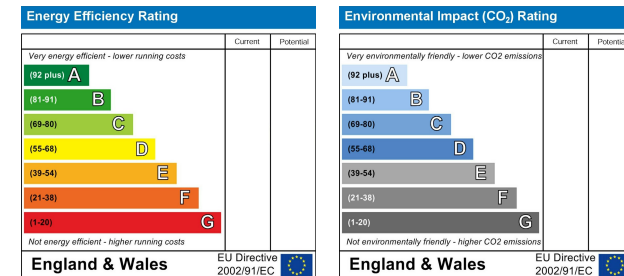
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddham Road, Needham Market, Suffolk, IP6 8NU
 Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk