



Connells

Wallow Lane
Great Bricett Ipswich



Property Description

Located in the popular village of Great Bricett, Marshmoor Park is a residential mobile home site for the over 55's. It offers a serene rural atmosphere with the towns of Stowmarket and Ipswich being easily accessible and many other villages such as Needham Market which offer a range of amenities, these include a post office, butchers, bakers, cafes, public houses and also a mainline railway station giving access to London Liverpool Street.

The property itself comprises of a kitchen/diner, study area, living room, conservatory, one bedroom, one bedroom, bathroom, wraparound garden, wheelchair access and a parking area.

Great Bricett is nestled in the heart of rural Suffolk, is complex with a long and varied history. The heart of the village remains centred around the tiny village green and the adjacent Victorian school now serves admirably as the Village Hall.

Entrance Hall

Accessed via side door, radiator and doors giving access to:

Lounge

19' 5" x 11' 2" (5.92m x 3.40m)
Double glazed window to side, two double glazed bay fronted windows, two radiators, air conditioning unit and french doors giving access to:

Dining Room

9' 10" x 6' 10" (3.00m x 2.08m)
Double glazed window to side and radiator.

Kitchen

10' 3" x 9' 6" (3.12m x 2.90m)
Double glazed window to side, the kitchen comprises of a selection of wall and base level units with a stainless steel sink and drainage inset into a roll edge work surfaces, electric

oven gas hob, plumbing for washing machine, space for fridge freezer and a wall mounted LPG boiler.

Inner Hallway

Doors giving access to:

Study Area

9' 10" x 9' 5" max (3.00m x 2.87m max)
Access to:

Conservatory

10' 9" x 9' 6" (3.28m x 2.90m)
Double glazed windows to side and rear and double glazed french doors to garden.

Bedroom One

10' x 9' 7" (3.05m x 2.92m)
Double glazed window to side, wall mounted air conditioning unit, built in wall to wall wardrobes with sliding doors and radiator.

Bathroom

Double glazed window to rear, the bathroom has been extended and comprises of a five piece bathroom suits consisting of pedestal wash hand basin, bidet, low level w/c, corner bath and shower cubicle with a chrome rail.

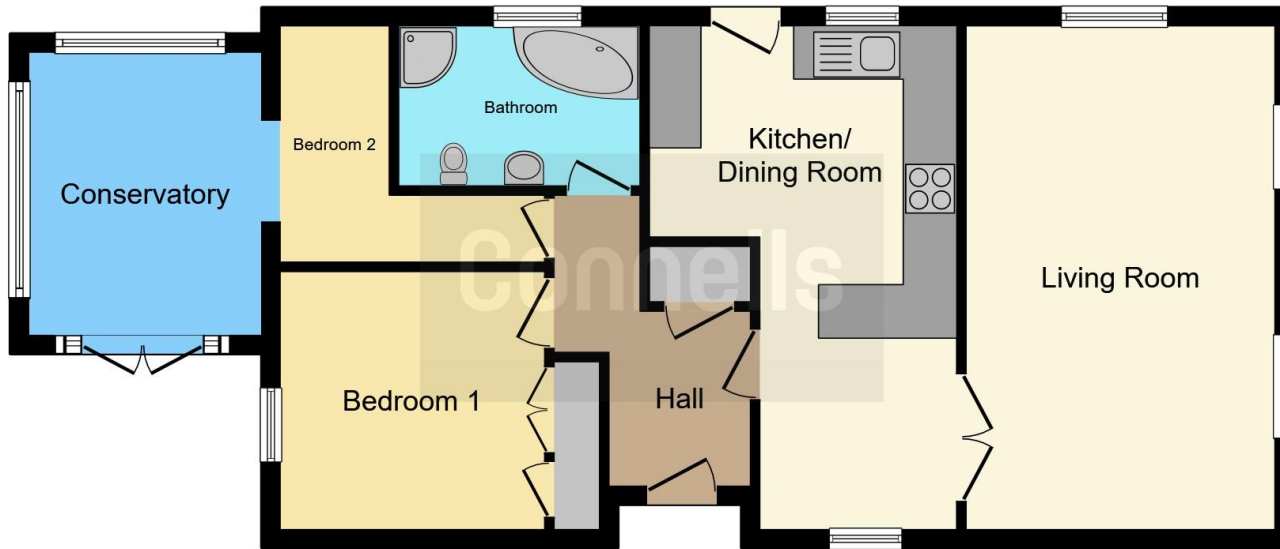
Outside

The front of the property has a blocked paved area, raised brick flower beds, access to side gardens and access to the rear which has a decking area which provides a further garden.

Agent Note

Ramp to entrance door for wheel chair access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: ICH311617 - 0002