

for sale

guide price **£475,000**



Meadow Valley Great Bricett Ipswich IP7 7DX

Connells are excited to bring to market this well presented detached four bedroom home located in a sought after private cul-de-sac location in the village of Great Bricett. The property benefits from three reception rooms offering ample living accommodation and is being sold with no onward chain.

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Entrance Porch

Accessed via double glazed front door, coat cupboard/storage cupboard, radiator and single glazed door to hall.

Entrance Hall

Under stair storage and doors leading to:

Cloakroom

Accessed with a step down, low-level w/c, double glazed window to rear, sink with mixer tap, tiled walls and floor and wash hand basin.

Lounge

25' 10" into bay x 12' 9" (7.87m into bay x 3.89m)

Radiator, double glazed bay window to front, large brick fireplace with log burner with brick shelf feature and double glazed sliding door to conservatory.

Dining Room

13' 6" x 10' 2" (4.11m x 3.10m)

Double glazed window to front and side, radiator and carpet.

Kitchen Breakfast Area

12' 8" Max x 13' 8" max (3.86m Max x 4.17m max)

Wood Matching wall and base units, Integrated fridge freezer, dishwasher, oven, space for microwave, tiled splash backs, inset sink with half bowl drainer and mixer tap with drinking tap to side, gas hob, tiled floor, double glazed window and door leading to:

Utility Room

5' 1" x 6' 6" (1.55m x 1.98m)

Tiled floor and splashbacks, matching wall and base units, space for washing machine, tumble dryer, wall mounted boiler, stainless steel sink and drainer with mixer tap and double glazed door to side.

Conservatory

15' 9" x 9' 7" (4.80m x 2.92m)

Under floor heating, tiled effect floor, upvc build with french doors leading out into the garden.

Landing

Lighting leading up the staircase, roof window with wooden beam feature and storage cupboards.



Bedroom One

11' 10" max x 12' 8" (3.61m max x 3.86m)

Radiator, carpet, double glazed window to front, built-in wardrobe and storage, including dressing table and door leading to:

En-Suite

Four piece bathroom with water board in shower, tiled half walls, bath with mixer tap, wash hand basin and storage and sink and mixer tap, radiator, tiled floor, recess spotlighting and beam feature.

Bedroom Two

11' 1" x 12' 10" (3.38m x 3.91m)

Pitched ceiling, double glazed window to rear, radiator and carpet.

Bedroom Three

12' 11" max x 11' 10" door into recess (3.94m max x 3.61m door into recess)

Radiator, carpet, double glazed window to the front, roof and wood wooden beam feature.

Bedroom Four

7' 4" x 11' 9" (2.24m x 3.58m)

Carpet, double glazed window to rear, pitch roof, beam feature and radiator.

Bathroom

Tiled floor, bath with shower over and shower screen, tiled around and full length in shower, recess spotlighting, double glazed roof window, low-level w/c, wash hand basin with mixer tap and heater towel.

Outside

The rear garden has side access with outside tap, patio area and decking area, a hot tub and summer house to remain with electric and laminate flooring.

The property is accessed via a private road and has a well maintained front garden with gravel, off-road parking and a path leading to front door with the remainder laid to lawn.

Garage

The double garage has a up and over door, double glazed door to side which leads into the garden and there is power inside.







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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Property Ref: ICH312502 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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