

BUCKS

PROPERTY AGENTS



71 Wixfield Park, Great Bricett, Ipswich, IP7 7DQ

Guide Price £185,000

- Park Home
- Sealed Unit Double Glazed
- 42 Ft X 20 Ft
- 12 Months Occupancy
- £235 Monthly Site Fees
- One Year Old Property
- Gas Radiator Central Heating
- Steel Frame
- Over 55's Only
- Council Tax Band A

71 Wixfield Park, Ipswich IP7 7DQ

Nestled in the serene Wixfield Park, Great Bricett, Ipswich, this charming two-bedroom park home offers a delightful retreat for those aged 55 and over. As a former show home, this property is just one year old, showcasing modern design and quality finishes throughout. The home features a spacious and inviting layout, perfect for comfortable living. The two well-proportioned bedrooms provide ample space for relaxation, while the open-plan living area creates a warm and welcoming atmosphere for entertaining guests or enjoying quiet evenings at home. One of the standout features of this property is its low maintenance garden, which is adorned with artificial grass. This allows you to enjoy the beauty of outdoor space without the hassle of regular upkeep, giving you more time to enjoy the peaceful surroundings of the park. With a 12-month occupancy, you can relish the tranquillity of park life all year round. The community at Wixfield Park is designed for those seeking a quieter lifestyle, making it an ideal choice for retirees or anyone looking to downsize.

Wixfield Park situated within Great Bricett, a village with countryside all around within Mid Suffolk with local amenities such as local convenience store, post office, local bed and breakfasts and Wattisham Station Heritage Museum. Located six miles away from Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities. Ringshall has regular bus connections to the local towns of Hadleigh, Bideston, Hitcham, Great Bricett, Ipswich, Needham Market and Stowmarket offering rail links into London, Cambridge, Norwich and Bury St Edmunds. This park home not only offers a comfortable living space but also a sense of community and security. If you are looking for a modern, low-maintenance home in a picturesque setting, this property is certainly worth considering.



Council Tax Band: A



Entrance Hall

With built-in cupboard, loft access, airing cupboard and radiator.

Lounge/Diner

With two windows to front and two windows to side illuminating the room with natural light, modern electric fire on wall, TV point, three radiators and laminate floor.

Kitchen

With window to rear, range of high and low gloss units, sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric eye level double oven, integrated fridge freezer, washing machine and dishwasher, door to outside and laminate floor.

Bedroom One

With window to rear, built-in wardrobe with glass sliding door and normal door and radiator.

En-Suite

With window to rear, double shower cubicle, basin in vanity unit, shaver point, low level W/C, heated towel rail and laminate floor.

Bedroom Two

With window to front, built-in wardrobe with glass sliding door and normal door and radiator.

Bathroom

With window to front, low level W/C, basin in vanity unit, shaver point, bath with mixer tap and shower attachment, heated towel rail and laminate floor.

Outside

To the front of the property is a gravel area with shrubs and paving stones leading to steps to the front door. To the side of the property is a gate leading to the rear garden comprising of decking area ideal for outside entertaining, artificial grass, paving stones and for privacy and seclusion is fenced all around. Off road parking for one vehicle and visitors parking.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 1st exit onto Poplar Hill Turn left onto Tannery Rd Continue onto Deadman's Ln Turn right onto Straight Rd Turn left onto Stowmarket Rd Turn right onto Carters Ln Turn right onto Roman Rd Turn left onto Pound Hill Turn left Restricted-usage road Turn left Restricted-usage road Turn right Restricted-usage road Destination will be on the right Arrive: Ipswich IP7 7DW, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	