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RESTIGE

new home awaits.....

Sonata 40 x 14 2 Bed (DB 58)

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		
Not energy efficient - higher running costs	(1-20)		G

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not environmentally friendly - higher CO ₂ emissions	(1-20)		G

England & Wales EU Directive 2002/91/EC

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

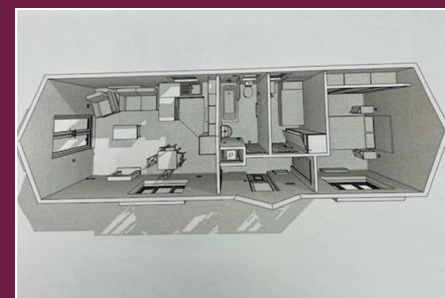
DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Plots 70 Wixfield Park, Great Bricett, IP7 7DW

£169,950

Located in Wixfield Park, Great Bricett is a BRAND NEW park home. PRICES FROM £169,950, suitable for a 40' x 14', 2 bedroom fully furnished home. Includes on-plot parking and is a fully residential park.



Plots 70 Wixfield Park, Great Bricett, Suffolk, IP7 7DW

GREAT BRICETT:

Great Bricett nestled in the heart of rural Suffolk, is complex with a long and varied history.

The Parish Church, Nunnery Mount, and a number of beamed houses can be traced back to medieval times, and the heart of the village remains centred around the tiny village green; the adjacent Victorian school now serves admirably as our Village Hall.

Located near by Wattisham, Ringshall, Battisford and Needham Market. Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include 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 town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

Wixfield Park is situated in the picturesque village of Great Bricett which boast beautiful countryside views. Less than ten minutes away is the village of Bildeston where you can find a post office and a few pubs. Needham Market is roughly five miles from the park and provides plenty of eateries and supermarkets, as well as doctors and dentist surgery and a selection of shops and pubs. The larger towns of Stowmarket and Ipswich are approximately nine miles away and the Suffolk Heritage Coast, golf and lake fishing are all within easy reach.

Prices from £149,950 to £239,950.

The Turnkey Price includes the following:

- A brand new fully furnished park home including sofa, beds, dining table with chairs
- PVCu double glazing and gas central heating
- Fitted kitchens with appliances
- Fitted bedrooms
- All carpets and curtains
- Turfed or gravelled garden with a metal shed
- Block paved driveway

PARK INFORMATION:

Pets allowed: Dogs and Cats (2 per home)

Fuel: Natural Gas

Council Tax: Band A

Pitch fee: £183.31 per month

Age Requirement: 55+

* Please note photos are for illustration purposes only of other park homes available.

NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com
