



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## 5 Marshmoor Park Wallow Lane, Great Bricett, Ipswich, IP7 7BZ £180,000

This BRAND NEW part furnished Tingdene Barnwell measures 36' x 20'. The park home comes part furnished and benefits form Entrance Hall, Living Room, Dining Room, Fitted Kitchen, Bedroom 1 with En-Suite, Bedroom 2, Bathroom, Gardens.



### 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.

## 5 Marshmoor Park Wallow Lane, Great Bricett, Ipswich, Suffolk, IP7 7BZ

### 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.

With front door leading to...

### ENTRANCE HALL:

With built in cloaks cupboard, loft access and doors leading to...

### DINING ROOM: 9'6" x 8'0" (2.90 x 2.44)

With double glazed window to front aspect, radiator, double doors leading to...

### LIVING ROOM: 18'11" x 13'3" (5.79 x 4.06)

With double glazed bay windows to front and side aspects, feature electric fire, 2 radiators.

### KITCHEN: 11'7" x 9'1" (3.55 x 2.78)

With double glazed door and window to rear aspect, fitted kitchen with a range of matching wall and base level units with drawers and work surfaces over, inset one and a half bowl sink unit and drainer with mixer tap over, integral oven and gas hob with extractor over, integral fridge/freezer, integral dishwasher, integral washing machine.

### BEDROOM 1: 9'5" x 9'1" (2.89 x 2.78)

With double glazed window to front aspect, radiator and opening to...

### WALK IN WARDROBE: 10'4" x 9'4" (3.15 x 2.87)

With door leading to...

### EN-SUITE: 6'2" x 5'3" (1.88 x 1.61)

With double glazed window to rear aspect, fitted suite comprising shower cubicle, low level W.C, wash hand basin, tiled splashbacks, heated towel rail.

### BEDROOM 2: 9'1" x 8'1" (2.78 x 2.47)

With double glazed window to rear aspect, radiator.

### BATHROOM: 13'3" x 9'6" (4.06 x 2.90)

With double glazed window to front aspect, fitted suite comprising bath, low level W.C, wash hand basin, tiled splashbacks.

### OUTSIDE:

The garden is laid to lawn with garden shed and enclosed by hedging.

### 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](mailto:needham@hamilton-smith.com)

