



Marshmoor Park
Great Bricett, IP77BZ
£65,000

MaxwellBrown

Independent Property Agents

A two bedroom park home located on this quiet rural park in the small village of Great Bricett which is conveniently located within 9 miles of the market town of Stowmarket. The property comprises: entrance hall, lounge, conservatory, fitted kitchen, dining area, bathroom, large double bedroom with wonderful countryside view, further small bedroom/study, wrap around garden, double glazing and gas fired central heating with onsite parking available.



Marshmoor Park, Great Bricett IP7 7BZ

Sealed unit double glazed door to:

Entrance hall:

With a grey laminate floor, door to lounge and bathroom, through to Kitchen.

Lounge:

Square bay fronted Sealed unit double glazed window to front, radiator, coving, TV aerial socket, pine French doors to:

Conservatory:

Of UPU construction with Polycarbonate roof, grey oak effect laminate floor, Sealed unit double glazed door to rear.

Shower room:

Fitted with a white suite of low level WC, pedestal wash basin, corner shower cubicle with Triton electric shower, heated towel rail, extractor fan, sealed unit double glazed window.

Kitchen:

Fitted with cream Shaker style units with grey oak effect worktops comprising inset single drainer stainless steel sink unit with cupboard and drawers under, worktops with cupboards and drawers under, eye level units, breakfast bar, Lamona oven, hob and extractor hood, tiled splashbacks, radiator, 2 sealed unit double glazed windows to side, door to bedroom, open to:

Dining area:

Worktop with cupboard and space under, plumbing for automatic washing machine, grey laminate floor, radiator, Potterton LPG combi boiler serving central heating and hot water, sealed unit double glazed door to side.

Study / Bedroom:

Sealed unit double glazed window to side.

Bedroom:

Radiator, Sealed unit double glazed window to rear with views over open countryside.

Outside:

The unit is surrounded by lawned gardens, small paved patio area, enclosed by hedging and close boarded fencing. There is a greenhouse and a well stocked raised fish pond, Calor gas tank, storage shed. The garden abuts open countryside with superb views. Parking space in adjacent car park.

Council tax:

Band 'A' Mid Suffolk district council.

Agents notes:

The ground rent is approximately £188 per month including water rates, there is a minimum age requirement.

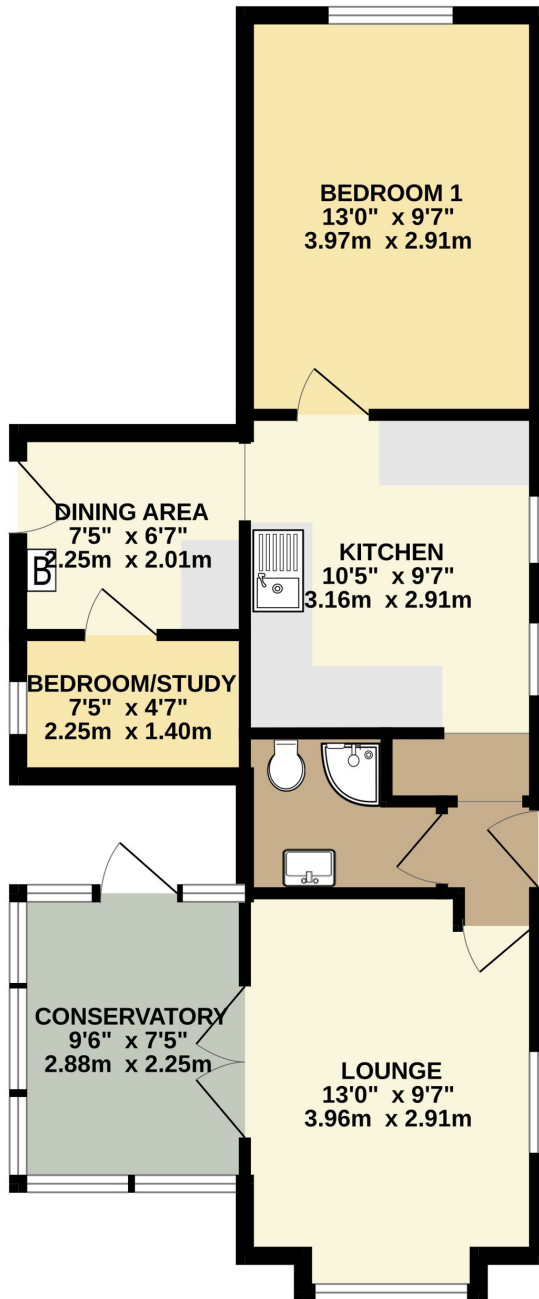
Broadband availability

Standard 3Mbps

Superfast 80Mbps



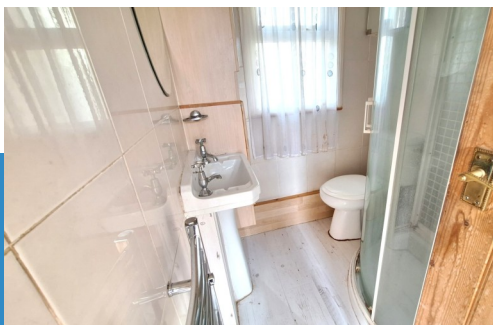
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

