

oakheart



£140,000

Offers In Excess Of  
Wixfield Park, Great Bricett, Ipswich

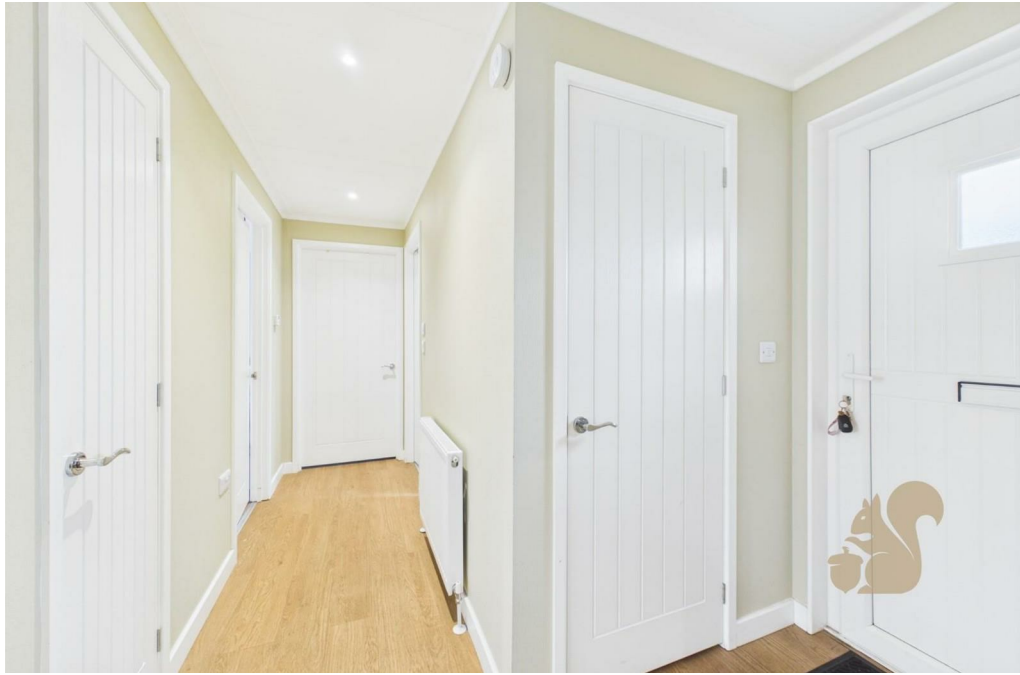
Positioned within the peaceful and highly regarded Wixfield Park development in the charming Suffolk village of Great Bricett, this beautifully presented two bedroom park home offers spacious and low-maintenance living exclusively for the over 55s. The location provides a wonderful balance of countryside surroundings and community living, whilst remaining conveniently placed for access towards Needham Market, Stowmarket and Ipswich.

Internally, the home offers a bright and welcoming feel throughout with a spacious open plan lounge/diner creating an excellent social and entertaining space, complemented by a modern fitted kitchen and separate utility area. The property further benefits from an entrance hall with built in storage, two well proportioned bedrooms including a main bedroom with fitted wardrobes and ensuite, alongside a stylish contemporary wet room.

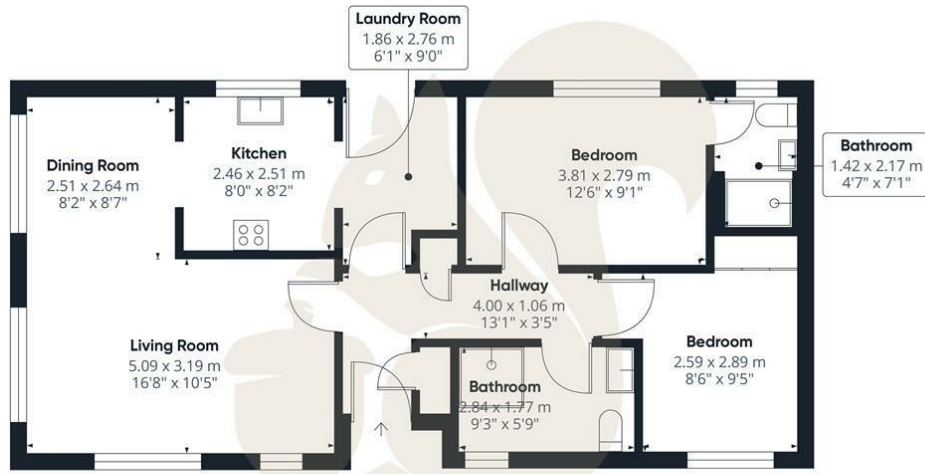
Externally, the property enjoys surrounding low maintenance gardens designed for ease and practicality, offering excellent potential for decorative pots, flowers and seating areas to create a colourful outdoor retreat without the upkeep of traditional lawns. A private driveway and detached garage with roller door complete the outside space, whilst further benefits include a combi boiler approximately four years old.











Ground Floor Building 1



Ground Floor Building 2

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**Main building GLA™**

73.97 m<sup>2</sup>  
796.2 ft<sup>2</sup>

**Main building total**

73.97 m<sup>2</sup>  
796.2 ft<sup>2</sup>

**Building 2 total**

14.59 m<sup>2</sup>  
157.02 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:  
Commonhold

Council Tax Band:  
A

**Energy Efficiency Rating**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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