



Wallow Lane  
Great Bricett IP7 7BZ  
Asking Price £125,000

**MaxwellBrown**

Independent Property Agents

An exceptionally well presented 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, large lounge / diner, modern fitted kitchen, bathroom, two bedrooms, ensuite to bedroom 1, well kept patio and hedged wrap around gardens, double glazing and gas fired central heating with onsite parking available.





# Marshmoor Park, Great Bricett IP7 7BZ

## Double glazed door to:

### Entrance hall:

With radiator, access to left, 2 built-in store cupboards with shelves and hanging space, coving, smoke detector, doors to:

### Lounge /diner

Projecting Sealed unit double glazed bay windows to front and side, coving, 3 radiators, TV aerial socket, feature fireplace with marble hearth and surround fitted electric fire, Fujitsu air conditioning unit, 3 ceiling spotlights, coving, fitted low level store cupboards.

### Kitchen:

Fitted with a range of Maple effect units with stone effect worktops, resin 1 1/2 bowl inset sink unit with mixer tap, cupboards and space under, Bosch slimline dishwasher, worktops with cupboards drawers and space under, Hotpoint automatic washing machine, eye level units, Worcester Bosch LPG boiler (installed 2017), Tiled splashbacks, sealed unit double glazed window to rear and door to side, radiator, tall unit housing cooker and gas hob with extractor, wood effect vinyl flooring, coving, tall broom cupboard.

### Bathroom:

Fitted Cream suite comprising panelled bath, pedestal wash basin and WC, vinyl flooring, coving, extractor fan, radiator, sealed unit double glazed window to front.

### Bedroom 1:

Double built-in wardrobes with shelves and hanging space, dressing table, 3 drawer chest, radiator, coving, sealed unit double glazed window to side. Through to:

### Ensuite shower room:

Fitted Cream suite comprising pedestal wash basin and WC, Triton thermostatic shower in cubicle with glass door, storage cupboard with slatted shelves, radiator, coving.

### Bedroom 2:

Sealed unit double glazed projecting bay window to side, radiator, double built-in wardrobes and double low cupboards, coving, radiator,

### Outside:

The gardens wrap around the home with lawns, hedges and borders. Steps and handrails rail leading to both entrance doors, concrete paths rear shingled and patioed area. Timber garden shed and Calor LPG storage tank. There is parking available in car parking area close by.

### Services:

It is understood that mains water, electricity and drainage are connected.

Council tax band A

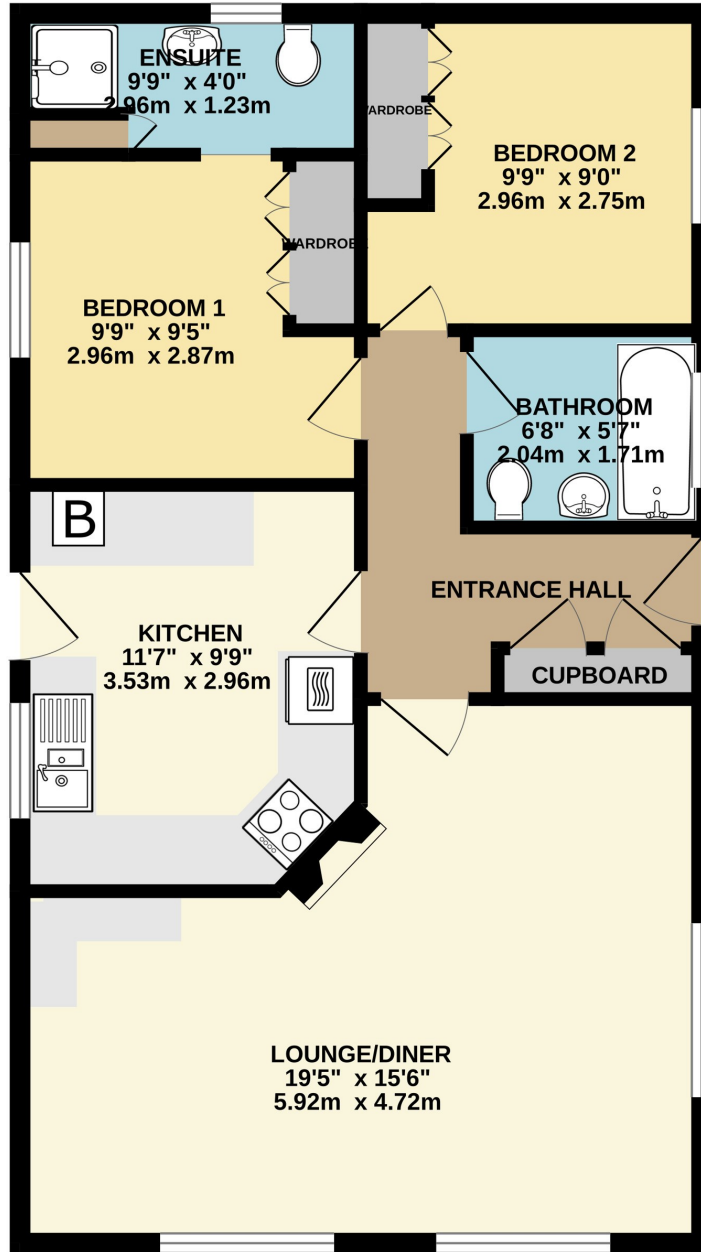
### Site Fees:

It is understood that the current site fees for ground rent and site maintenance is £165 per month.

Please Note. Dogs are not permitted to be kept on site unless they are registered assistance dogs. 1 Cat may be kept. Persons under the age of 25 are not permitted to live on site. A full copy of the site rules are available from the agent upon request.



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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