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Trevi, The Street, Great Bricett, Ipswich, Suffolk, IP7 7DN

Guide Price - £385,000 Freehold

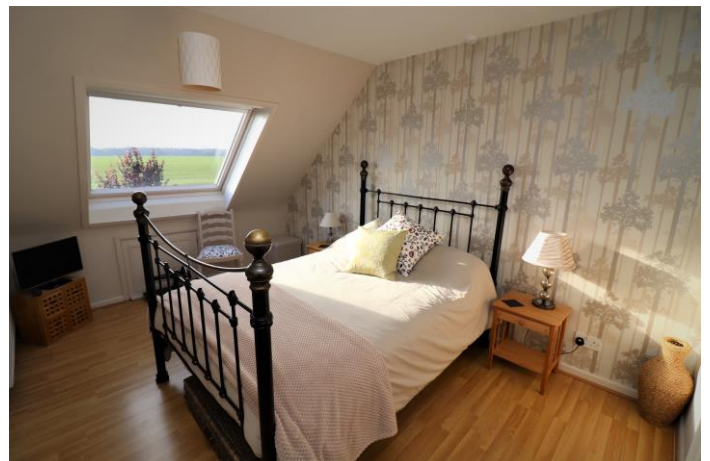
EPC - D



A four bedroom detached property sitting within good sized gardens and grounds and offering sitting room/dining room, kitchen/breakfast room, utility room, ground floor bathroom together with four bedrooms; one of which has en-suite facilities and a cloakroom on the first floor. Outside there is an integral single garage and beyond the rear gardens is a good sized yard area with Nissen hut/workshop, which would be suitable for a wide variety of uses or could even make suitable annexe accommodation, subject to obtaining the necessary planning permissions.

Great Bricett is situated 6 miles from the market town of Hadleigh which provides a wide range of amenities and facilities. Both Stowmarket and Ipswich are situated 7 and 9 miles distance respectively, each offering main line rail links to London's Liverpool Street Station.

Built we believe in 1989, the property presents brick elevations under a pitched roof clad with tiles. It benefits from UPVC replacement doors and windows throughout together with gas fired radiator central heating and far reaching views of the countryside to the front.



ON THE GROUND FLOOR

Storm porch providing access to:

Half glazed UPVC door with additional glazed sidelight to:

Entrance Hall

20ft 10ins (6.35m) with staircase rising to the first floor, doors to the reception rooms, kitchen and bathroom and personal door to the garage, radiator and ceiling light point.

Sitting Room/Dining Room

17ft 2ins x 15ft 8ins (5.23m x 4.77m) with window to the front overlooking the garden, driveway and the countryside beyond and with UPVC French doors to the side, electric fire inset into a solid marble fireplace, two radiators and two ceiling light points.

Kitchen/Breakfast Room

15ft 10 ins x 8ft 10ins (4.83m x 2.69m) overall narrowing slightly at one end with window to the rear overlooking the gardens. The kitchen comprises a single drainer composite sink with chrome mixer tap inset into a good range of work surfaces with cupboards and drawers below, integrated dishwasher, large four burner gas hob with extractor above, inset mid-height double electric oven and grill with tiled splashbacks, further extensive range of work surfaces including a breakfast bar, tiled splash backs, range of wall mounted cabinets, space for fridge/freezer, ceiling light point and half glazed door through to:

Utility Room

8ft 11ins x 5ft 4ins (2.72m x 1.62m) with half glazed door leading out to the rear gardens and comprising a stainless steel sink inset into a range of work surfaces with cupboards below, built-in water softener, space and plumbing for washing machine and additional range of wall mounted cabinets.

Family Bathroom

9ft 4ins x 9ft 1ins (2.84m x 2.77m) with window to the rear, attractive wall and floor tiling and a white suite comprising a jacuzzi bath with separate thermostatic shower above, wall mounted wash basin, low level wc, radiator, ceiling light point and further door to deep shelved airing cupboard housing lagged hot water cylinder.

ON THE FIRST FLOOR

Galleried Landing

With open balustrading and large window to the front providing clear open views across the surrounding countryside, access to the roof space and doors to the bedrooms and first floor wc.

Bedroom 1

15ft 9ins x 13ft 4ins (4.80m x 4.06m) with a pair of large Velux windows to the front, again offering open views across the countryside, inset ceiling down lighters, ceiling light point, radiator and door to:

En-suite Shower Room

With window to the rear and a white suite comprising a glazed corner shower unit housing an electric shower, low level wc, vanity wash basin with

storage below and tiled splashback, ceramic tiled flooring, radiator and ceiling light point.

Bedroom 2

13ft 7ins x 9ft 6ins (4.14m x 2.89m) with large Velux window to the front, walk-in wardrobe, eves storage space, radiator and ceiling point.

Bedroom 3

8ft 10ins x 7ft 5ins (2.69m x 2.26m) with window to the rear, radiator and ceiling light point.

Bedroom 4

8ft x 5ft 8ins (2.44m x 1.73m) with window to the rear, radiator and ceiling light point.

Cloakroom

With window to the rear and comprising a low level wc, wall mounted wash basin with tiled splashback and ceiling light point.

OUTSIDE

Integral Single Garage

18ft 11in x 9ft 7ins (5.76m x 2.92m) with sliding up and over door, power and light connected, wall mounted gas fired boiler serving domestic hot water and heating and a range of storage units to one end.

Parking

To the front the property is approached via a tarmac driveway leading to the garage and providing additional off road parking for several vehicles. The driveway then continues round to the right hand side of the property beyond the rear garden and leads to a large hardstanding area and:

Nissen Hut

36ft x 20ft (10.97m x 6.10m) constructed from a mixture of brick and blockwork under an arched roof with a sliding door to the front providing a 12ft 10ins wide access, light and power connected and currently provides excellent facilities for garage/workshop/storage. It may also be possible to obtain planning permission to convert this space into a unique dwelling such as annexe accommodation.

Gardens

To the front of the property the gardens are of a low maintenance nature, with attractive flower and shrub borders and a small lawned area to the front. Immediately to the rear of the property the gardens are laid mainly to lawn with flower and shrub borders and bounded by attractive panelled fencing. A block paved pathway leads from the rear door down to a sunken patio area with external power and lighting.

Outside Tap

Services

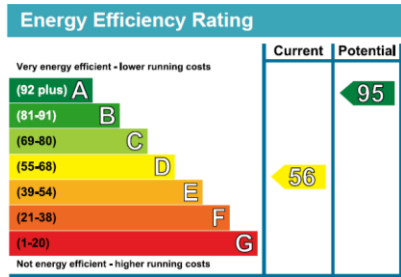
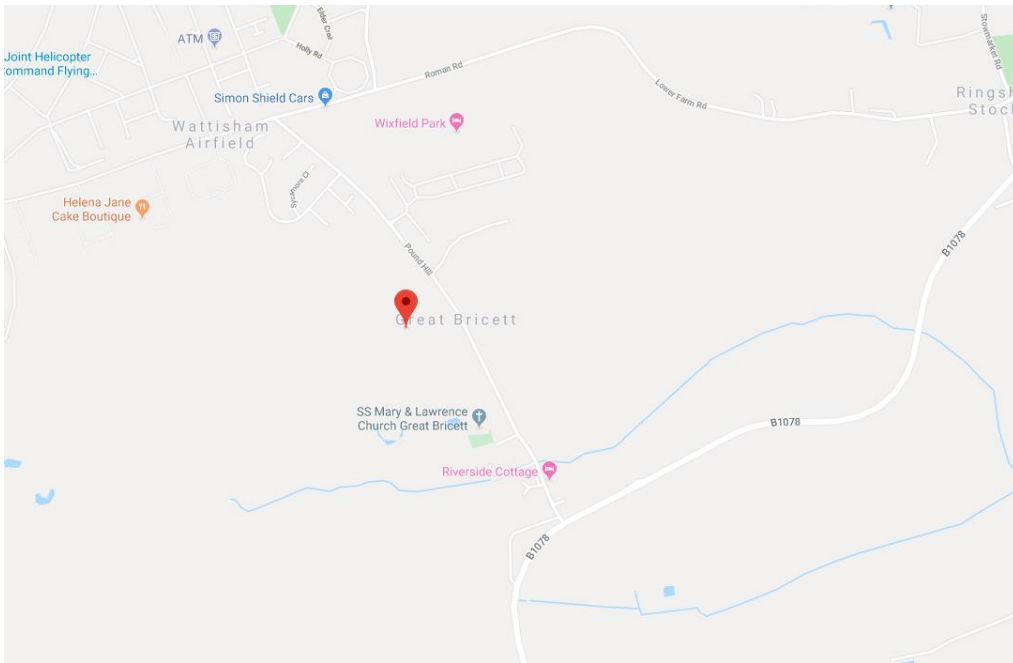
We understand mains gas, electricity and water are connected. Private drainage system.

Viewings

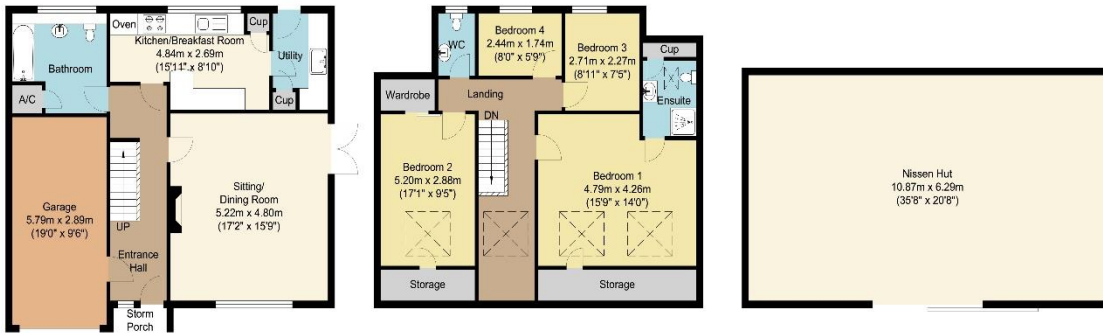
Strictly by prior appointment via the Vendors agent.



Directions



Floor Plan



Ground Floor
Approximate Floor Area
847.55 sq. ft.
(78.74 sq. m)

First Floor
Approximate Floor Area
777.04 sq. ft.
(72.19 sq. m)

Nissen Hut
Approximate Floor Area
735.92 sq. ft.
(68.37 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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