



Rock Estates



Wixfield Park
Great Bricett, Ipswich, IP7 7DW

Guide price £150,000



Wixfield Park

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Located in the serene Wixfield Park, Great Bricett, this charming park home offers a delightful living experience tailored for those aged over 55. With a well-thought-out layout, the property features two comfortable bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience. The inviting reception room serves as the heart of the home, providing a warm and welcoming space for relaxation and entertaining guests. The additional bathroom adds to the practicality of the layout, making it ideal for both residents and visitors.

For those who appreciate outdoor space, the property boasts a garage and a driveway, offering ample parking and storage solutions. The tranquil surroundings of Wixfield Park enhance the appeal of this bungalow, making it a perfect retreat for those seeking a peaceful lifestyle.

This property is not just a home; it is a community where you can enjoy the company of like-minded individuals in a safe and friendly environment. With its thoughtful design and convenient amenities, this bungalow is an excellent opportunity for anyone looking to embrace a comfortable and fulfilling life in their later years.

Entrance Hall

Laminate flooring. Airing cupboard. Storage cupboard. Radiator.

Living/Dining Room

16'7" x 10'5" / 8'7" x 8'2" (5.07 x 3.19 / 2.62 x 2.49)

Double aspect double glazed windows to front and side. TV point. Radiators. Laminate flooring.

Kitchen

8'0" x 8'2" (2.45 x 2.49)

Double glazed window to side. Wall and base level units with worksurfaces over. Integrated eye level oven, gas hob and dishwasher. Inset stainless steel sink and drainer unit with mixer tap over. Laminate flooring.



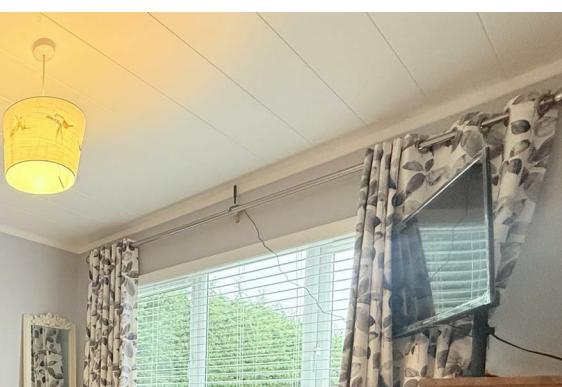


Utility Room
4'1" x 9'3" (1.27 x 2.84)
Wall and base level units. Space for washing machine. Integrated fridge/freezer. Radiator. Door to side. Laminate flooring.



Bedroom One
9'1" x 10'9" (2.79 x 3.28)
Double glazed window to side. Built in wardrobes. TV point. Radiator. Laminate flooring. Door to;

Ensuite
Double glazed window to side. Walk in shower. Low level wc. Vanity basin with mixer tap over. Radiator. Laminate flooring.



Bedroom Two
8'5" x 9'6" (2.59 x 2.92)
Double glazed window to side. Built in wardrobes. Radiator. Laminate flooring.

Wet Room
Double glazed window to side. Shower. Low level wc. Pedestal basin with mixer tap over. Heated towel rail. Non slip style flooring.

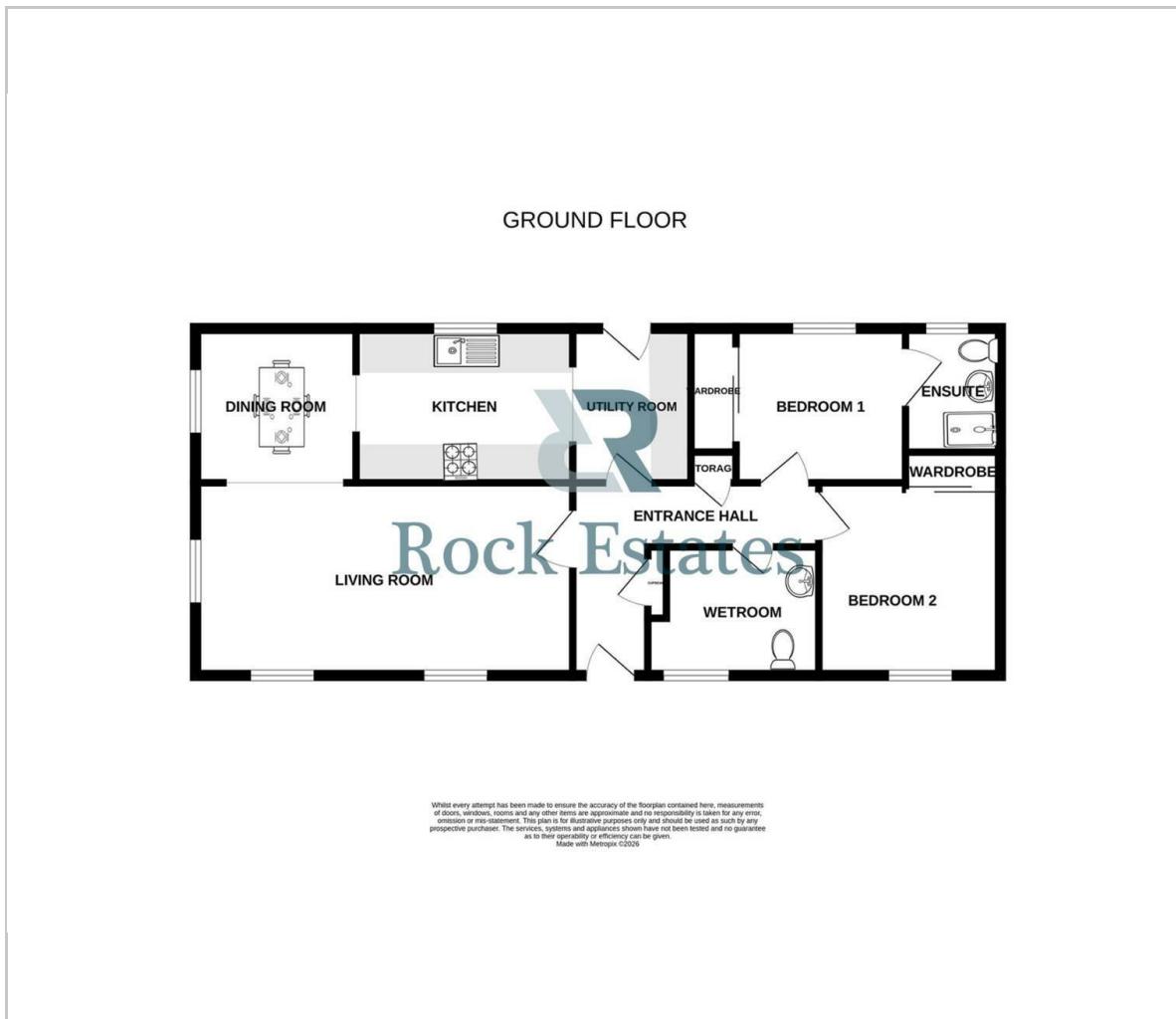
Outside
The property benefits from a low maintenance outdoor space, perfectly complementing the park home. The space features a practical hardstanding area along with a brick-built storage unit, providing excellent additional storage. Designed to make the most of sunny days, the outdoor area offers a pleasant spot to relax and enjoy the sunshine in a peaceful, secluded setting. With convenient access to the driveway and garage, this outdoor space combines privacy, practicality, and ease of access—ideal for comfortable park home living.



Garage and Driveway
The property boasts a single garage, accessed via an electric door and benefiting from power and light. The driveway provides off road parking for two cars.

Agents Notes
The property will be subject to a monthly ground/pitch rent £243.87 PCM.

Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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