



Rock Estates



Wixfield Park The Street
Great Bricett, IP7 7DW
Guide price £179,950



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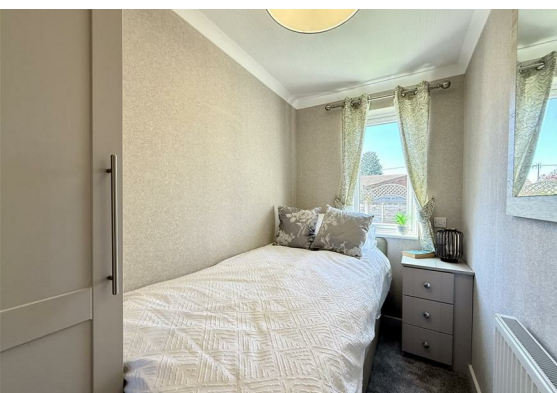
Great Bricett, IP7 7DW

- NO ONWARD CHAIN
- Detached Park Home
- Over 55's
- Modern Finish Throughout
- Fully Furnished
- Integrated Appliances
- Two Bedrooms
- Contemporary Shower Room
- Private Rear Garden
- Driveway Providing Off Road Parking

The Omar Regency is a stylish and affordable park home, combining traditional charm with modern comfort. It features a classic exterior with bay windows, a bright separate lounge, and a spacious kitchen/diner with integrated appliances. With two bedrooms, the home is built to BS 3632 standards and backed by a 10-year warranty, offering quality and style at great value.

Set in the rolling countryside of Suffolk, Wixfield Park is a rural haven where peace and tranquillity are the order of the day. The charming and historic village of Great Bricett is within walking distance and has a close-knit community that includes the residents of Wixfield Park. It is in easy reach of the market towns of Needham Market and Hadleigh where everyday amenities are on hand, and Ipswich and the Suffolk Heritage Coastline are also close enough to enjoy day after day.





Front

Partially laid with artificial grass, steps with banister lead to front door.

Entrance Hall

Storage cupboard. Radiator. Door to:

Kitchen/ Breakfast Room

13'0" x 10'10" (3.97 x 3.31)

Double glazed window to front. Range of wall and floor cupboards. Oak effect worktop. Inset sink with mixer tap over. Four ring gas hob with extractor hood over. Integrated eye level oven. Bar table with matching oak effect top. Part tiled walls. Herringbone style vinyl flooring. Spotlights. Coving. Radiator. Obscure glazed door to rear garden. Door to:

Living Room

13'1" x 10'8" (3.99 x 3.26)

Double glazed window to side and front. Electric fire place. TV point Coving. Radiator.

Bedroom One

11'4" x 8'5" (3.47 x 2.58)

Double glazed window to front. Built in wardrobe. TV point. Coving. Radiator.

Bedroom Two

8'0" x 4'10" (2.45 x 1.49)

Double glazed window to rear. Built in wardrobe. Coving. Radiator.

Shower Room

Double glazed window to rear. Low level W.C. Shower cubicle with chrome fittings and grab rails. Pedestal hand wash basin. Part tiled walls. Mosaic vinyl tile flooring. Cupboard. Coving. Extractor fan. Radiator.

Garden

The private rear garden is fully enclosed and is partly laid to lawn with low maintenance artificial grass. There is a patio area perfect for relaxing whilst enjoying the outdoors. A number of storage sheds provide useful storage space. Benefitting also from outside electric points and an outside tap.

Parking

Brick paved driveway to side of property offering parking for 1 car. Visitor parking available on a first come first served basis nearby.

Agents Note

Property is freehold, but ground rent is due for the land the property sits on, which is approximately £243.87 a month.

The property is sold fully furnished.

Floor Plan



Area Map



Energy Efficiency Graph

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.

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