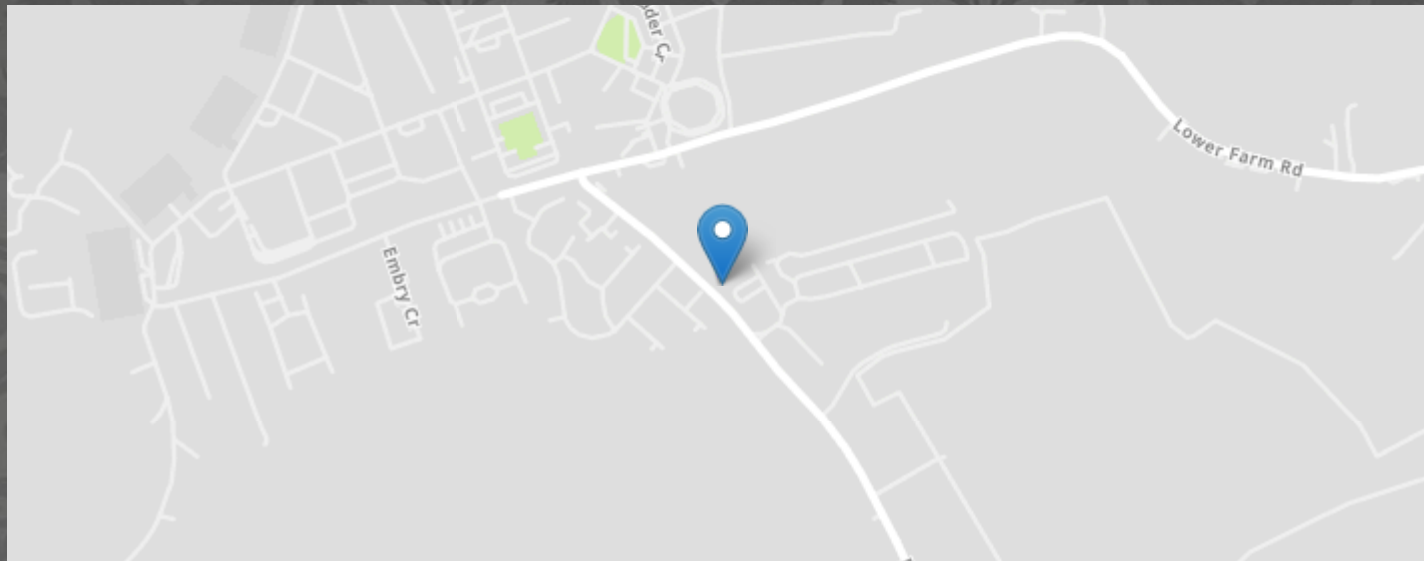


## The Paddocks, Great Bricett, Ipswich



- 7 YEARS OLD
- FIELD VIEWS
- OUTBUILDINGS
- VILLAGE LOCATION
- MAINS GAS HEATING
- EXTRA LONG GARAGE
- DRIVEAWAY LEADING TO GARAGE
- WRAP AROUND GARDEN

# MARKS & MANN

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# MARKS & MANN



## The Paddocks, Great Bricett, Ipswich

Marks & Mann are proud to present this STUNNING TWO BEDROOM PARK HOME, built in 2018, with a modern stylish finish, EXTRA LONG GARAGE and PRIVATE wrap-around GARDEN. The property comprises separate lounge and dining room, a home study area, kitchen with integrated appliances, two DOUBLE bedrooms, with bedroom one having a dressing room and en-suite shower room. The property size is 50x20. A viewing is highly recommended to appreciate all the property has on offer.

**£245,000 Guide Price**



The Paddocks, Great Bricett, Ipswich	
Lounge	<p>5.57m x 3.08m (18' 3" x 10' 1")</p> <p>A very large and naturally bright space with two bay windows. The hard wood flooring gives the room a very stylish finish. Has field views from this room as well.</p>
Dining Room	<p>2.21m x 2.59m (7' 3" x 8' 6")</p> <p>Able to access this room via either the lounge or the kitchen. Hanging lights and a neutral decor show off the high quality finish. The double french doors allow for access into the garden as well.</p>
Kitchen	<p>3.25m x 2.59m (10' 8" x 8' 6")</p> <p>Ample storage cupboards with a mains gas hob, double oven and extractor fan on one side and even more storage with a wash basin on the other. A modern finish with an outlook onto the back garden as well.</p>
Utility	<p>1.75m x 2.80m (5' 9" x 9' 2")</p> <p>Offers additional storage space and work top space to add to the space already in the kitchen. Allows access through to the back garden.</p>
Study	<p>2.21m x 1.90m (7' 3" x 6' 3")</p> <p>A good space for a home office or a potential third bedroom as well. Carpets fitted</p>
Bathroom	<p>1.95m x 1.90m (6' 5" x 6' 3")</p> <p>Three piece suite with bath, wash basin and toilet. Tiled walls throughout with spot lights on ceiling. Immaculate condition</p>
Bedroom 1	<p>4.16m x 2.80m (13' 8" x 9' 2")</p> <p>Very large space fit with double bed and storage units. Has a wide window allowing for plenty of natural light. Carpets fitted</p>
Bedroom 2	<p>2.87m x 2.89m (9' 5" x 9' 6")</p> <p>Another really good sized double bedroom accompanied with a large fitted wardrobe. Carpeted throughout</p>
En-suite	<p>1.60m x 2.15m (5' 3" x 7' 1")</p> <p>A three piece suite with shower wash basin and toilet. The shower basin itself is very large with a strip of feture tiles going around the room</p>
Walk-in Wardrobe	<p>1.46m x 2.80m (4' 9" x 9' 2")</p> <p>Large walk-in Wardrobe off the first bedroom fitted with shelves and alcove hanging clothes rail. Carpets fitted</p>
Outside	<p>Info about front</p> <p>Front driveway with space for 1 car</p> <p>Well maintained front garden with stone slab steps leading up to the front door</p> <p>Info about rear</p> <p>Enclosed garden</p> <p>Multiple outbuildings which will be included in the sale</p> <p>Purpose built Fish Pond with a fountain feature</p> <p>Side door access into garage</p> <p>Patio areas for seating</p>
Important information	<p>Tenure – Commonhold.</p> <p>Services – we understand that mains gas, electricity, water and drainage are connected to the property.</p> <p>Council tax band A.</p> <p>Service charge is £234.94 per month</p> <p>EPC rating N/A.</p> <p>Our ref: JS.</p>
Directions	<p>Using a SatNav, please use IP7 7FF as the point of destination.</p>
Disclaimer	<p>In accordance with Consumer Protection from Unfair Trading Regulations,</p>

# The Paddocks, Great Bricett, Ipswich

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.

**LOUNGE**  
18'3" x 10'1"  
5.57m x 3.08m

**DINING ROOM**  
8'6" x 7'3"  
2.59m x 2.21m

**KITCHEN**  
10'8" x 8'6"  
3.25m x 2.59m

**UTILITY ROOM**  
9'2" x 5'9"  
2.80m x 1.76m

**HALLWAY**

**STUDY**  
7'3" x 6'3"  
2.21m x 1.90m

**BATHROOM**  
6'5" x 6'3"  
1.95m x 1.90m

**BEDROOM 1**  
13'8" x 9'2"  
4.16m x 2.80m

**BEDROOM 2**  
9'6" x 9'5"  
2.89m x 2.87m

**WARDROBE**

**ENSUITE**  
7'1" x 5'9"  
2.15m x 1.60m

**CUPBOARD**

**WIRING CUPBOARD**

TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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