



Laburnams | The Street | Great Bricett | IP7 7DH

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PROPERTIES

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# Laburnams, The Street, Great Bricett, IP7 7DH

*“An imposing & substantial detached residence located in an enviable position with ample off road parking, detached garaging & annexe accommodation.”*

## Description

An exciting opportunity to acquire an imposing and substantial detached residence located in an enviable position within the heart of Great Bricett. Other notable features include solar panels, gas-fired heating, ample off-road parking, predominantly south west facing rear gardens and detached garaging with adjoining annexe accommodation, ideal as either a ‘granny annexe’ or as an additional income stream by way of holiday let accommodation.

## About the Area

Great Bricett is a lovely little village nestled in the heart of rural Suffolk approximately five miles from Needham Market. The village facilities include an active village hall and church. Nearby villages include Ringshall, Willisham, Offton, Nedging Tye, Wattisham and Bildeston. Nearby schools can be found at Ringshall Primary School and Stowmarket High School. Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant. Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station.

The accommodation in more detail comprises:

Front door to:

### Porch

Window to either side, cloak hanging space and door to: Reception Hall Welcoming, light and airy entrance with stairs rising to the first floor, window to side aspect, door to understairs cupboard and opening to:

**Dining Room 3.8m) Approx 13' x 12'6 (4.0m x 3.8m)**

Generous open-plan space with window to front aspect, spotlights and leading seamlessly through to:

**Reception Room Approx 13'5 x 12'5 (4.1m x 3.8m)**

A cosy sitting area with feature inset with coal effect fireplace, red brick surround and mantel over, spotlights, window to front aspect and door to:



**Sitting Room Approx 17'3 x 13'5 (5.3m x 4.1m)**

Double aspect windows to the rear and side as well as French doors opening onto the terrace and spotlights. This room commands a great deal of natural light and offers delightful views of the side and rear gardens.

**Kitchen/Breakfast Room Kitchen Approx 14'3 x 8' (4.3m x 2.4m)**

Open-plan space with a well-appointed range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome tap. Integrated appliances include dishwasher and fridge. Space for cooker, spotlights, tiled flooring and open-plan to:

**Breakfast Area Approx 14'3 x 8'4 (4.3m x 2.6m)**

Light and airy breakfast area with window to rear aspect enjoying the south-facing gardens, skylight, access to dining room and door to:

**Utility Room Approx 8' x 5'7 (2.4m x 1.7m)**

Fitted with a matching range of wall and base units with worktops over, space for white goods, built-in shelving, frosted window to side aspect, door to storage cupboard with shelving and door to: Rear Hall Tiled flooring, tongue and groove panelling, personnel door to rear opening onto the driveway and door to:

### Rear Hall

Tiled flooring, tongue and groove panelling, personnel door to rear opening onto the driveway and door to:

### Cloakroom

White suite comprising w.c, hand wash basin with storage under, tongue and groove panelling, spotlights and frosted window to side aspect.

### First Floor Landing

Split-level with spotlights and doors to:

**Master Bedroom Suite Approx 15'1 x 13'7 (4.6m x 4.2m)**

Double room with double aspect windows to the rear and side, extensive built-in wardrobes and door to:

### En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage under, corner tiled shower cubicle, tiled walls, tiled flooring, heated towel rail, spotlight and frosted windows to side aspect.

**Bedroom Two Approx 13'6 x 11'9 (4.1m x 3.6m)**

Double room with window to front aspect and built-in wardrobes.

**Bedroom Three Approx 12'6 x 9'4 (3.8m x 2.9m)**

Double room with window to front aspect, sink unit set into a vanity unit with storage under and built-in wardrobes.

**Bedroom Four Approx 10'5 x 8'1 (3.2m x 2.4m)**

Double room with window to rear aspect and built-in wardrobe.



#### Bedroom Five Approx 8'3 x 7'4 (2.5m x 2.3m)

Currently used as a study but equally ideal as a bedroom. Window to front aspect and built-in storage cupboard. Family Bathroom White suite comprising w.c, hand wash basin with storage under, corner bath, corner tiled shower cubicle, heated towel rail, tiled walls, linoleum flooring, frosted window to rear aspect, spotlights and extractor.

#### Annexe

Tucked away behind the main house and therefore offering a great deal of privacy, this spacious annexe, arranged over two floors and providing flexible living, is ideal for a variety of uses. The substantial space extending over the detached double garage has been used as bedroom accommodation as well as a home office more recently. There is also a well-equipped fitted kitchen, and so the opportunity also presents itself for either ad hoc visits from extended family, or perhaps an additional income stream as holiday let accommodation (subject to the relevant consents).

#### The accommodation in more detail comprises:

Front door via a covered space to:

#### Sitting Room Approx 15'2 x 13'5 (4.6m x 4.1m)

With double aspect windows to the front and rear, French doors to the rear opening onto the decking, stairs to the first floor, door to understairs cupboard, door to shower room and opening to:

#### Kitchen Approx 8'9 x 6'7 (2.7m x 2.0m)

Fitted with a range of floor and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring induction hob with extractor over. Space for dishwasher and fridge, housing for the boiler for the annexe, window to side aspect and tiled flooring.

#### Shower Room

White suite comprising w.c, sink fitted into vanity unit with storage cupboards, shower cubicle, heated towel rail and frosted window to side aspect.

#### First Floor Landing

Skylight and doors to:

#### Bedroom Approx 17'9 x 9'8 (5.4m x 3.0m)

Double room with window to front aspect and under eaves storage.

#### Bedroom Approx 11'7 x 9'7 (3.6m x 3.0m)

Currently used as an office but equally ideal as a double bedroom depending on preference, built-in shelving and window to rear aspect. The annexe also enjoys a decking area abutting the rear and has been divided neatly within the grounds to encourage the feeling of privacy and to promote a separate space to enjoy alongside the main house.

#### Outside

Laburnams is set back from the road and is accessed over a private gravelled drive through a five-bar gate, which in turn leads to an extensive parking area extending around the back of the house. This gives access to the detached double garage with adjoining annexe, with electric roller doors and power and light connected. The formal gardens are divided up into two distinct areas, both of which are predominately lawned with established borders and incorporate a sun terrace as well as a summer house and active fish pond. Also incorporated within the plot is a bin store area, log store, additional summer house, timber storage shed and vegetable garden. Boundaries are predominately defined by fencing.

#### Local Authority

Mid Suffolk District Council

#### Council Tax Band Main house – Band E

#### Annexe – Band A

#### Services

Mains water and electricity. Gas-fired heating via separate boilers for each property. Private drainage (Klargester).



The Annexe (above & below)

15/05/2024, 12:08

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



### Energy performance certificate (EPC)

Laburnams The Street Great Bricett IPSWICH IP7 7DH	Energy rating <b>D</b>	Valid until: 6 July 2024 Certificate number: 8324-6223-7600-6655-9906
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Property type	Detached house
Total floor area	177 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

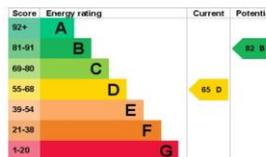
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

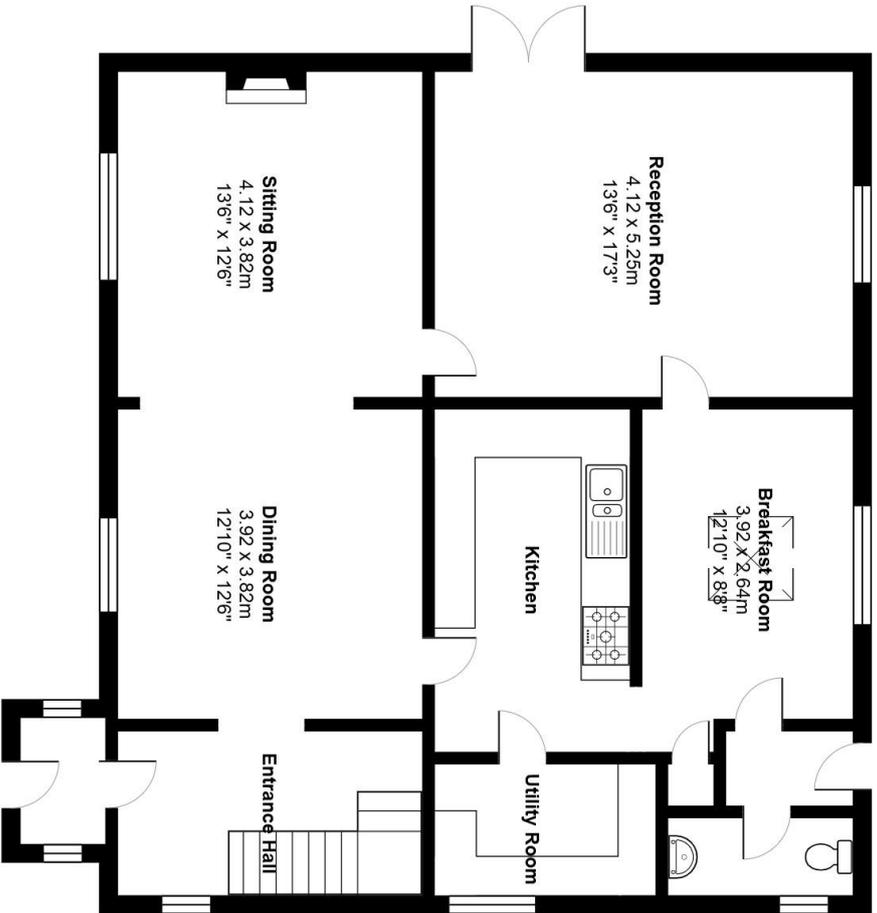
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

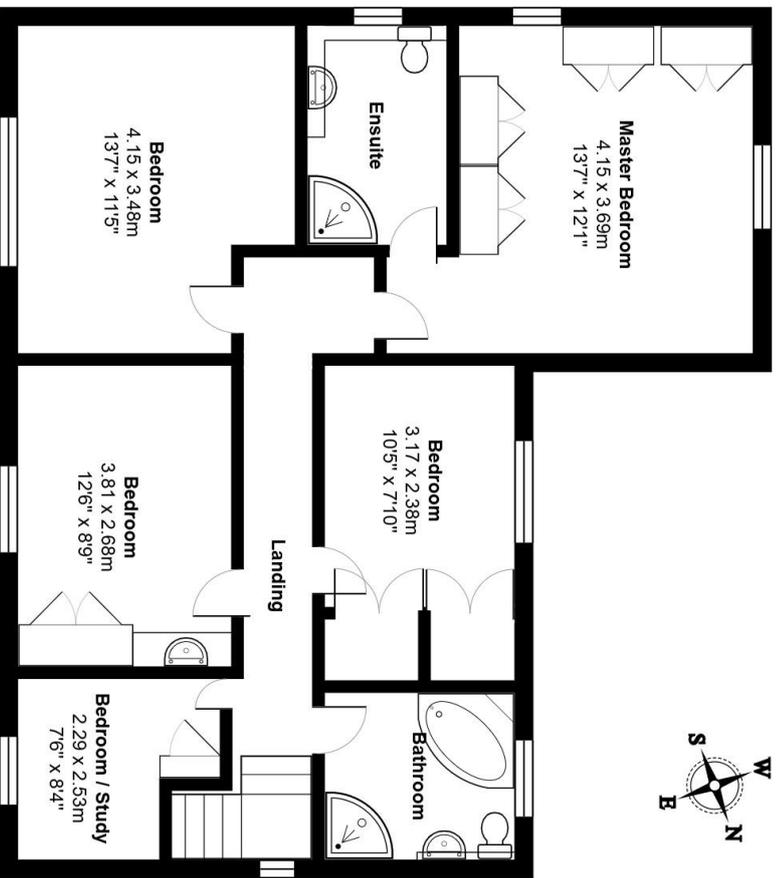








Total Area: 176.5 m<sup>2</sup> ... 1900 ft<sup>2</sup>





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