



7 Meadow Valley | Great Bricett | Suffolk | IP7 7DX

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7 Meadow Valley, Great Bricett, Suffolk, IP7 7DX

“A spacious four bedroom detached family residence situated within this exclusive development, with extensive off-road parking, double garage, generous front & rear gardens, useful detached outbuilding & no onward chain.”

Description

Situated within this exclusive development of just eight contemporary detached executive houses is this spacious, four bedroom detached family residence, in a rural yet accessible location and offered with the added benefit of no onward chain.

Other notable benefits include extensive off-road parking, detached double garage and generous front and rear gardens, the later incorporating a proportionate detached timber outbuilding ideal for a variety of uses.

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 comprises:

Front door to:

Entrance Hall

Door to storage cupboard with cloak hanging space and door to:

Reception Hall

With stairs rising to the first floor, door to under stair cupboard and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with storage below, partly tiled walls and flooring, heated towel rail and frosted window to rear aspect.

Sitting Room Approx 22'4 x 13' (6.81m x 3.96m)

Extending from the front to the back of the property and featuring an impressive fireplace with feature wood burning stove on a brick hearth, bay window to front aspect and sliding door to rear opening to:

Conservatory Approx 14'5 x 9'6 (4.40m x 2.90m)

A more recent addition to the property and constructed on a brick plinth with triple aspect windows and French doors to the rear opening onto the terrace. Tiled flooring with under floor heating.

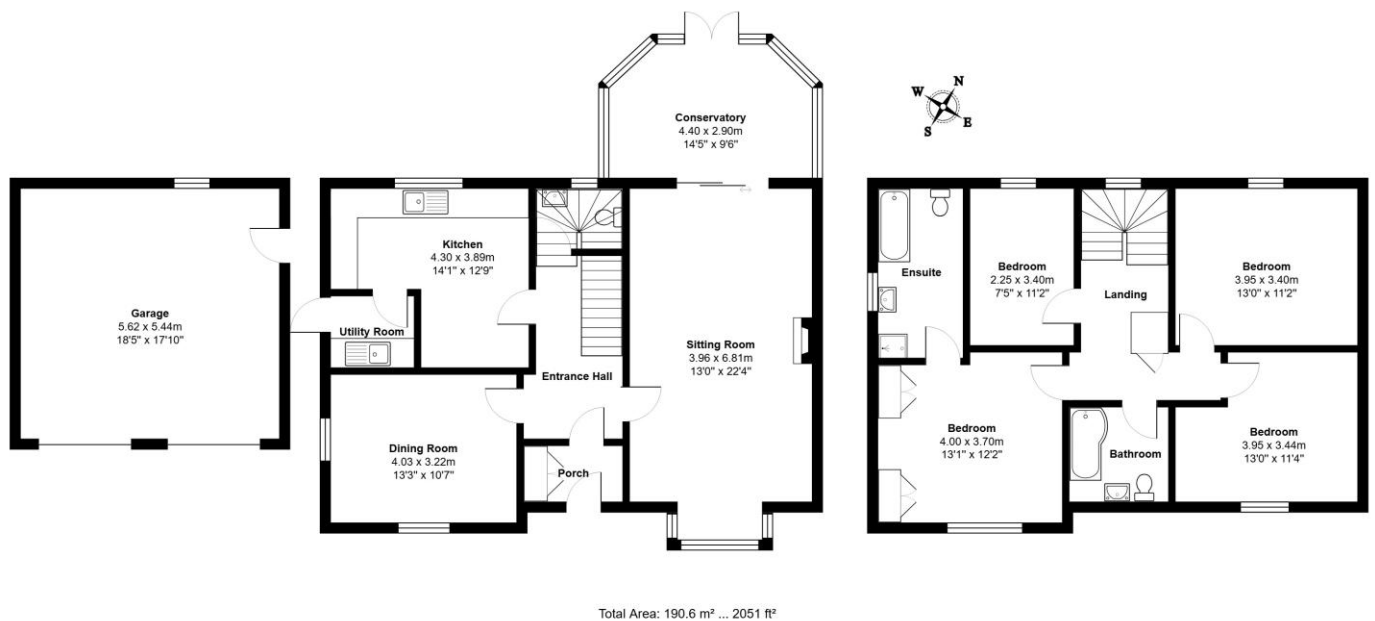
Dining Room Approx 13'3 x 10'7 (4.03m x 3.22m)

Double aspect windows to the front and side.

Kitchen/Breakfast Room Approx 14'1 x 12'9 (4.30m x 3.89m)

Incorporating a dining area and fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl, sink, drainer and mixer tap. Integrated appliances include oven,





fridge/freezer, four ring gas hob with extractor over and dishwasher. Spotlights, tiled flooring, window to rear aspect and door to:

Utility Room

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel, sink, drainer and chrome mixer tap. Space for white goods, tiled flooring, personnel door to side, extractor and this room also houses the Vaillant gas-fired boiler and fuse board.

First Floor Landing

Split-level with skylight, access to loft, door to airing cupboard with shelving and doors to:

Master Bedroom Approx 13'1 x 12'2 (4.00m x 3.70m)

Double room with extensive built-in wardrobes, window to front aspect overlooking the attractive greensward and door to:

En-Suite Bathroom

Well-appointed white suite comprising w.c, hand wash basin with storage under, shower cubicle, panelled bath, tiled walls and flooring, spotlights and frosted window to side aspect.

Bedroom Two Approx 13' x 11'2 (3.95 x 3.40m)

Double room with window to rear aspect.

Bedroom Three Approx 13' x 11'4 (3.95m x 3.40m)

Double room with window to front aspect. This room is currently used as an office space, however would equally serve as a double bedroom.

Bedroom Four Approx 11'2 x 7'5 (3.40m x 2.25m)

Window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, heated towel rail, tiled walls, tiled flooring, spotlights, skylight and extractor.

Outside

The property is set well back from the main street in the village and is accessed over a shared gravelled entrance way, which in turn leads to a private drive providing extensive off-road parking and giving access to the double detached garage. The garage is fitted with up and over doors, power and light connected and personnel door to side.

The property benefits from an attractive frontage, which is predominately lawned with additional flower and shrub borders. A side gate leads to the rear gardens, which again are predominately lawned with a terrace abutting the rear of the property and incorporating further flower and shrub borders as well as additional specimen trees. Within the grounds is a sizable, detached timber outbuilding ideal for a variety of uses and with power and light connected.

The boundaries are defined by a mixture of post and rail and panelled fencing for the most part.

Local Authority

Mid Suffolk District Council

Council Tax Band – E

Services

Mains water, drainage and electricity. Gas-fired heating.

Agents Note

We understand from our client that the property is subject to a nominal fee towards the upkeep of the shared greenswards space at the front of the property, further details of which can be found by contacting the agent.

We understand from our client that the hot tub seen in the garden photographs is available through separate negotiation.



Energy performance certificate (EPC)

7 Meadow Valley Great Bricett IPSWICH IP7 7DX	Energy rating C	Valid until: 29 April 2035
		Certificate number: 0243-2200-8205-0189-3400

Property type Detached house

Total floor area 147 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 C. It has the potential to be B.

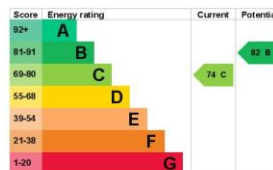
[See how to improve this property's energy efficiency.](#)

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.

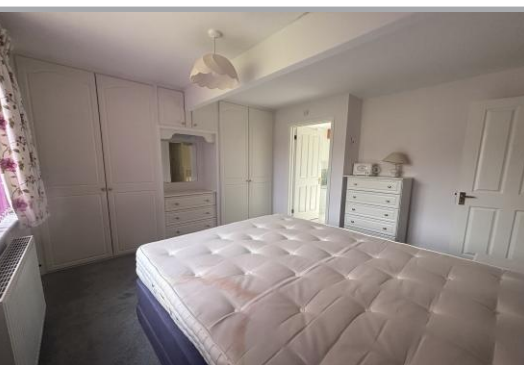
For properties in England and Wales:

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0243-2200-8205-0189-3400/print=true>

1/5



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