



**10 Woodland Valley
Great Bricett, Suffolk**

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10 Woodland Valley, Great Bricett, Ipswich, Suffolk, IP7 7DT

Great Bricett is a picturesque village in Suffolk which was recorded in the Domesday Book as "Brieseta". With the Grade I listed parish church of St. Mary and Lawrence at its centre, the village benefits from a strong community spirit and wonderful surrounding countryside. There are excellent commuter links including the A14 (6 miles), A12 trunk road (12 miles), Stowmarket (8 miles) and Ipswich (11 miles) mainline stations with direct services to London Liverpool Street Station and the market town of Hadleigh within a 15-minute drive.

Set at the foot of a private road, enveloped by rolling farmland with far reaching views is a high specification four bedroom (one en-suite) detached property enjoying an attractive setting within the rural parish of Great Bricett. Conveniently located within 7 miles of Hadleigh, the property offers an accommodation schedule of approximately 1,650sq ft to the principal residence, set behind distinctive brick work with an air source heating system, photovoltaic solar panels and battery storage. Enjoying a distinctive, principally open planned aspect via two reception rooms and notable features including oak internal doors throughout, a quartz topped shaker style grained effect kitchen with integrated Neff appliances and underfloor heating throughout the ground floor. The open plan kitchen/dining room is one of the property's strongest attributes with bi-folding doors across the rear elevation and far reaching views across the gardens and landscape beyond. Further benefits to the property include a detached double carport with adjoining garage, ample private parking via a gated driveway, studio above the garage with kitchen and shower room facilities in addition to a bordered terrace, fledgling planting and an attractive garden with a screening of mature trees and far-reaching views.

A four bedroom (one en-suite) detached high specification individual property set at the foot of a private road, enveloped by farmland and further benefitting from a double cartlodge, garage, studio with kitchen units and shower room, solar panels and battery storage.

UPVC clad grained effect security door opening to:

ENTRANCE HALL: 17' 3" x 6' 10" (5.26m x 2.09m) With staircase off and oak rail, door to useful understairs storage recess and oak door to:

SITTING ROOM: 19' 1" x 17' 4" (5.82m x 5.29m) Affording a dual aspect with casement window range to front, further windows to side and a central oval wood burning stove set on a granite hearth with central flue. Range of individual wall lights and underfloor heating.

KITCHEN/DINING ROOM: 20' 9" x 19' 1" (6.35m x 5.82m) An outstanding open plan kitchen/dining room fitted with an extensive range of matching shaker style grained effect, soft close base and wall units with quartz preparation surfaces over and upstands above. Double ceramic

Villeroy & Boch sink unit with mixer tap above, casement window to side and range of appliances including a Neff oven, grill, four ring induction hob and an ilica extraction panel above. Further integrated appliances include a fridge, freezer, Neff dishwasher and Bosch wine cooler set within a quartz topped island. The island is further enhanced by a range of base level storage comprising shelving units, soft close cutlery drawers and deep fill pan drawers with a push top three socket retractable electricity point. LED spotlights throughout, porcelain tiled underfloor heating, central skylight and bi-folding doors to the porcelain tiled rear terrace with further personnel door opening to the gardens. Oak door opening to:

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UTILITY ROOM: 9' 6" x 8' 9" (2.90m x 2.68m) Fitted with a matching range of base and wall units, quartz preparation surfaces over and upstands above. Franke stainless steel single sink unit with mixer tap above and casement window to side. Fitted appliances include a Bosch washing machine and tumble dryer, full height shelving unit and porcelain heating throughout. Half height panel glazed door opening to outside and further door to utility store with pressurised water cylinder and underfloor heating manifolds.

CLOAKROOM: 5' 6" x 2' 11" (1.70m x 0.91m) Fully tiled with a marble finish and fitted with bayswater ceramic WC, wash hand basin within a fitted base unit and wall mounted heated towel radiator. LED spotlights.

First floor

LANDING: With LED spotlights, window to rear affording elevated views across the adjacent landscape and oak door opening to:

BEDROOM 1: 13' 1" x 11' 7" (9' 4") (4.01m x 3.55m (narrowing to 2.85m)) With floor to ceiling fitted wardrobe units with attached hanging rail and shelving. Electricity points with USB ports, casement window to front and oak door opening to:

EN-SUITE SHOWER ROOM: 7' 0" x 6' 6" (2.14m x 1.99m) Fully tiled and fitted with ceramic WC, vitra ceramic wash hand basin within a floating wall unit and fully tiled, separately screened shower with shower attachment and LED spotlight above. Obscured glass casement window to front.

BEDROOM 2: 12' 8" x 9' 3" (3.87m x 2.82m) With casement window to rear affording elevated views across the gardens and gently rolling farmland beyond.

BEDROOM 3: 13' 2" x 9' 2" (4.02m x 2.80m) With casement window to front, fitted wardrobe units with attached hanging rail and internal lighting and hatch to loft.

BEDROOM 4: 10' 10" x 9' 6" (3.32m x 2.90m) With casement window range to rear and views across the gardens and gently rolling farmland beyond.

FAMILY BATHROOM: 7' 10" x 5' 9" (2.41m x 1.77m) Fully tiled and fitted with Roca ceramic WC, wash hand basin within a Roca floating base unit and fully tiled, separately screened shower unit with shower attachment. Bath with tiling above and obscured glass window to side.

Outside

The property is situated at the foot of Woodland Valley, a private road serving an exclusive development. The property is set on its own behind twin gates opening to an area of hard standing providing off-street parking for approximately six vehicles. Direct access is provided to the:

DOUBLE CARTLODGE: 19' 2" x 18' 11" (5.86m x 5.79m) With oak struts and light and power connected.

GARAGE: 19' 2" x 8' 8" (5.86m x 2.65m) With garage door to front and light and power connected.

The garage block has ten solar panels set into the southern elevation with an external staircase providing access to the:

STUDIO: 23' 0" x 11' 8" (7.03m x 3.56m) With kitchen facilities and shower room to side, an ideal home office or studio space.

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The gardens have benefitted from a developing programme of landscaping with an attractive brick border to the porcelain tiled terrace with strategically planted hedging and border planting with raised sleeper planting to side and a far-reaching aspect across adjacent landscape.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private drainage. Air source, solar and battery heating source. **NOTE:** None of these services have been tested by the agent.

EPC RATING: B. A copy of the energy performance certificate is available on request.

WHAT3WORDS: routs.scoop.stall

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

VIEWING: Strictly by prior appointment only through DAVID BURR.

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