



4 Woodland Valley, Great Bricett
Ipswich

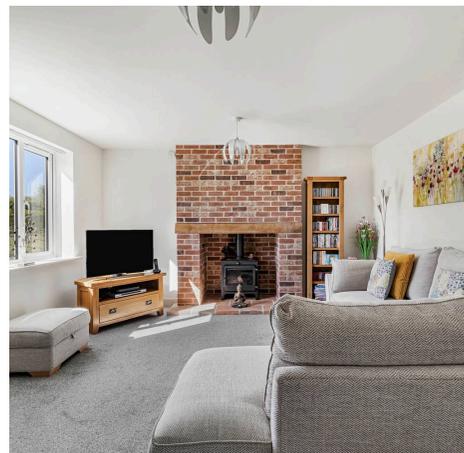
Guide Price £385,000

4 Woodland Valley

Great Bricett, Ipswich

A beautifully presented three-bedroom home, built in 2021, located within the desirable Woodland Valley development in the picturesque village of Great Bricett. Enjoying beautiful countryside views to both the front and rear, this property combines modern living with a peaceful rural setting. The ground floor offers an entrance front door leading to a spacious sitting room with a charming brick fireplace and stairs to first floor. The heart of the home is the open-plan kitchen/diner, fitted with high-spec Neff appliances including an oven/microwave combination, induction hob, integrated fridge-freezer and dishwasher. Bi-folding doors open from the kitchen/diner onto the rear garden, creating a seamless indoor-outdoor flow. A separate utility room provides space for additional appliances, along with a useful cloakroom.

Upstairs, the landing includes a built-in cupboard and gives access to all three bedrooms. The principal bedroom, located at the front, features built-in storage and an en suite shower room. Bedrooms two and three are situated at the rear, enjoying far-reaching views. A stylish family bathroom completes the accommodation.



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Outside, the front of the property features a shingle area for off road parking and side access to the rear garden. The rear garden offers a patio area ideal for al fresco dining, leading onto a well-maintained lawn, all bordered by countryside scenery.

Great Bricett is a friendly village surrounded by the beautiful Suffolk countryside and excellent transport links to Ipswich, Stowmarket, and Bury St Edmunds.

Services: Mains water, electricity, and drainage. Air source heat pump with underfloor heating (downstairs) and radiators (upstairs). Double glazing.

Council Tax band: D

Tenure: Freehold

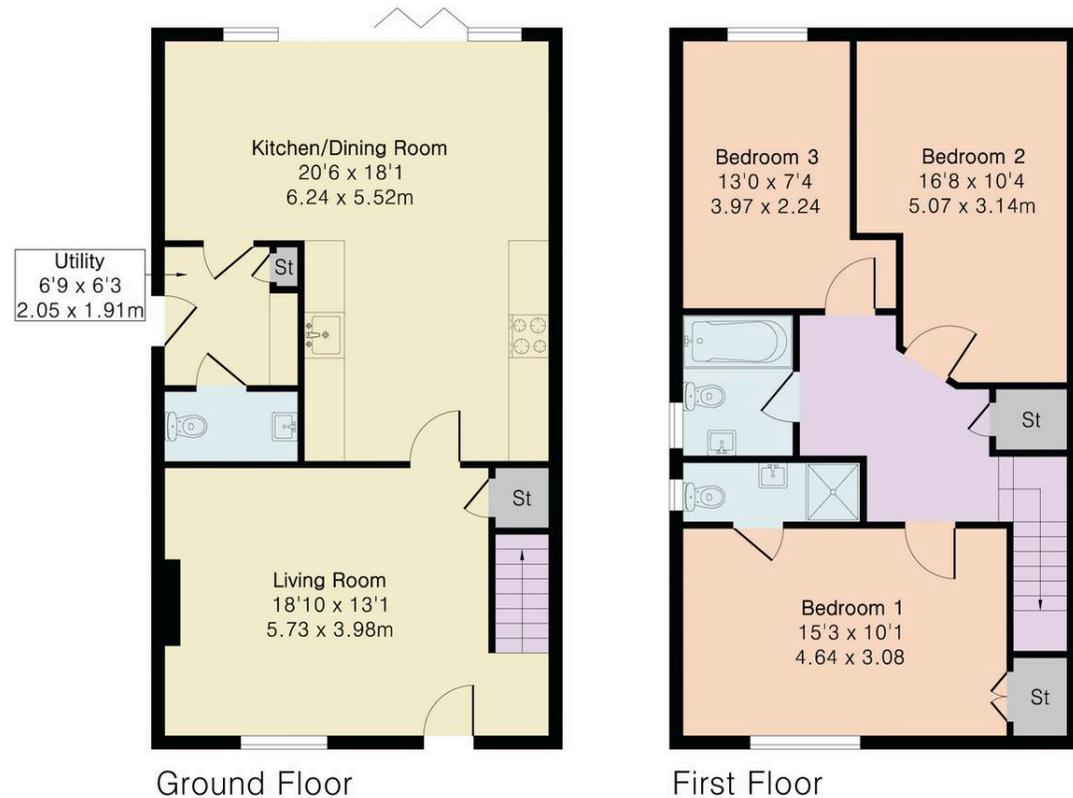
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Approximate Gross Internal Area 1274 sq ft - 118 sq m

Ground Floor Area 637 sq ft – 59 sq m

First Floor Area 637 sq ft – 59 sq m



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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