



Rock Estates



Cedar Walk

Needham Market, Ipswich, IP6 8BF

Offers in the region of £325,000



Tucked away at the end of a private cul-de-sac is this extremely well presented detached family home situated in the sought after village of Needham Market. Located within a short distance from amenities and the bustling Needham Market High Street this property is well positioned for access to all that Needham Market offers!

To the ground floor the property comprises of a spacious living room with doors opening to the modern kitchen/diner with integrated AEG oven and induction hob. There is a recently re-designed cloakroom and handy storage cupboard. To the first floor there are three double bedrooms with bedrooms one and three benefiting from built in wardrobes. There is an airing cupboard along with a sizeable family bathroom and a modern ensuite with shower cubicle to bedroom one. The private rear garden boasts a variety of mature trees, plants and flowers, and multiple seating areas to relax and enjoy the sunshine. From the garden there is also access to the single garage.

Needham Market offers a variety of amenities such as the Post Office, a number of Co-operative food stores, a range of Public Houses and takeaways to name a few. There is a local primary school and successful football club too. The popular Needham Lakes is just a stones throw away offering serene walks around the lake.



Front

Mature hedging, with shingle area and path leading to the front door.

Entrance Hallway

Karndean flooring. Stairs to first floor. Under stairs cupboard. Coving. Radiator. Doors to:

Cloakroom

Obscure double glazed window to side. Low level W.C. Vanity unit with counter top sink. Part tiled walls. Karndean flooring. Coving. Chrome heated towel rail.

Living Room 15'7" x 10'7" (4.76 x 3.24)

Double glazed window to front. Gas fireplace with surround and marble hearth. Coving. Two radiators. Double doors opening to:

Kitchen/Diner 17'7" x 8'7" (5.36 x 2.64)

Double glazed window to rear. Double glazed patio doors with side windows opening to the rear garden. Range of wall and floor mounted cupboards and drawers. Laminate work surface. Stainless steel sink with 1 1/2 drainers and mixer tap over. AEG Induction hob with extractor hood above. Integrated AEG oven. Space for fridge/freezer. Space and plumbing for washing machine & dishwasher. Wall mounted boiler. Karndean flooring. Part tiled walls. Coving. Radiator.

Landing

Coving. Airing cupboard with water tank and shelving. Loft access with pull down ladder, partly boarded with power and light connected. Doors to:

Bedroom One 12'11" x 10'11" (3.96 x 3.33)

Double glazed window to front. Built in wardrobe with double doors. Coving. Radiator. Door to:

Ensuite 6'3" x 5'7" (1.93 x 1.71)

Double glazed window to front. Shower cubicle. Low level W.C. Pedestal wash basin. Spotlights. Extractor fan. Part tiled walls. Karndean flooring. Coving. Chrome heated towel rail.

Bedroom Two 15'10" x 9'3" (4.84 x 2.84)

Double glazed windows to front and rear. Coving. Loft hatch. Radiator.

Bedroom Three 9'6" x 9'2" (2.92 x 2.81)

Double glazed window to rear. Built in wardrobe. Coving. Radiator.

Bathroom 7'8" x 5'5" (2.34 x 1.66)

Obscure double glazed window to rear. Panelled bath with shower attachment over. Low level W.C. Pedestal wash basin. Part tiled walls. Tiled floor. Extractor fan. Shaving point. Radiator.

Rear Garden

The private rear garden is partly laid to lawn with a patio area. The garden boasts a variety of mature trees, shrubs and flowers along the bordered along with a summer house. There is an outside tap along with gated access to the front of the property.

Garage & Parking

The single garage has an up and over door to the front and a personal door to the rear providing access to the rear garden.

There is off road parking in front of the garage.

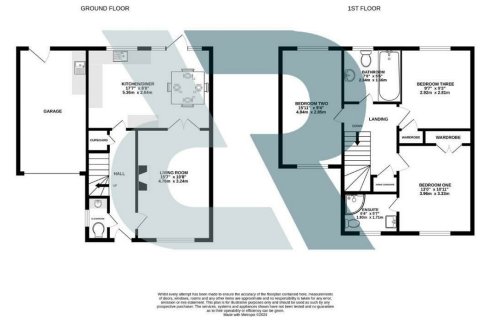
Agents Note

Our vendor has expressed that some white goods could be available for negotiation.

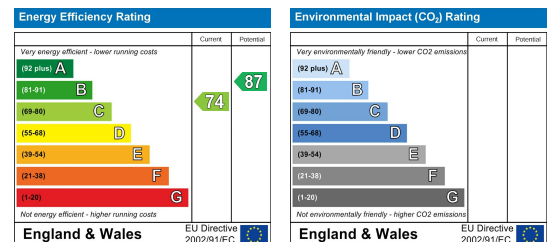
Area Map



Floor Plans



Energy Efficiency Graph



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