



Rock Estates



Hargrave Avenue

Needham Market, Ipswich, IP6 8ES

Offers in excess of £270,000

** Guide Price £270,000 - £280,000 **



Situated in the popular town of Needham Market is this deceptively spacious link-detached home. Offering a large living/ dining room and newly renovated, modern Wickes kitchen with integrated appliances. There are three double bedrooms to the first floor along with a large four piece bathroom suite and handy separate toilet.

The property benefits from a private rear garden that is predominantly laid to lawn with decked and patio areas. There is off road parking for a number of vehicles and the convenience of a single garage, with both power and light connected.

The property boasts a sought after position within the town and is located within walking distance to local amenities, primary schools and Needham Lake. Needham Market benefits from a train line offering direct links to London Liverpool Street, alternatively the A14 trunk road is just a short drive away- convenient for any local commuting.

Early viewing is HIGHLY recommended to truly appreciate the space this property offers.



Front

Laid to lawn area with a hard standing driveway offering parking for a number of vehicles. Entrance door to side opens to:

Entrance Hall

Vinyl tile flooring. Stairs to first floor. Under stairs cupboard. Opening to:

Kitchen 10'10" x 9'9" (3.31 x 2.99)

Double glazed window to front aspect. Range of wall and floor mounted units and drawers. Laminate work surface. Inset stainless steel sink with mixer tap over. Integrated electric hob with tiled splash back and extractor hood over. Integrated eye level double oven. Wall mounted boiler. Integrated full length fridge and under counter freezer. Integrated washing machine and dishwasher. Luxury vinyl tile flooring.

Dining Area 13'10" x 10'10" (4.22 x 3.31)

Coving. Radiator. Luxury vinyl tile flooring.

Living Area 13'2" x 10'11" (4.03 x 3.33)

Double glazed patio doors with side panels and windows opening to the rear garden. Double glazed window to side. Oak flooring. Feature fireplace. Coving. Radiator.

Landing

Doors to:

Bedroom One 13'11" x 10'10" (4.25 x 3.31)

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

Bedroom Two 10'10" x 9'9" (3.32 x 2.99)

Double glazed window to front. Built in cupboard. Coving. Radiator.

Bedroom Three 13'11" x 8'10" (4.25 x 2.71)

Double glazed window to rear. Laminate flooring. Coving. Radiator.

Bathroom 10'5" x 8'11" (3.19 x 2.73)

Double glazed window to front. Corner bath. Shower cubicle. Low level W.C. Pedestal wash basin. Chrome heated towel rail. Radiator. Cupboard. Extractor fan. Tiled floor and walls. Spotlights.

Separate W.C. 5'5" x 4'0" (1.67 x 1.22)

Low level W.C. Pedestal wash basin. Extractor fan. Tiled walls and floor. Spotlights.

Rear Garden

Private rear garden enclosed with wooden fencing. Predominantly laid to lawn with decking and patio areas. Electric point. Part double glazed door to the garage.

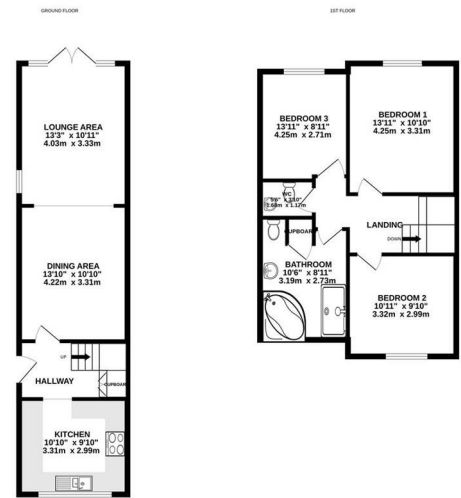
Garage

Single garage with up and over door to the the front, with personal door to the side opening to the rear garden. Power and light connected. Double glazed window to the rear.

Area Map

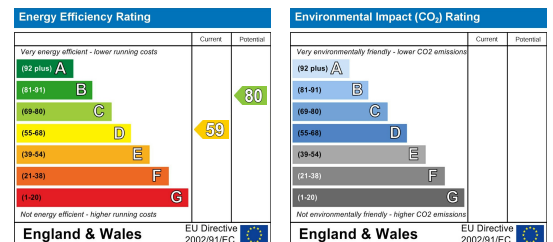


Floor Plans



These plans are intended to provide a general outline of the proposed development. They are not to be used for construction purposes. The actual construction may vary from the plans shown. The developer is not responsible for any errors or omissions. The plans are provided for information only and should not be relied upon for any legal or financial purposes. The plans are subject to change without notice. The developer is not responsible for any errors or omissions. The plans are provided for information only and should not be relied upon for any legal or financial purposes. The plans are subject to change without notice.

Energy Efficiency Graph



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