



Rock Estates



The Beech Stowmarket Road Needham Market, Ipswich, IP6 8DX £550,000

Home 14 - The Beech -



The Beech, a distinguished four-bedroom residence, boasts a thoughtful layout designed to cater to both comfort and functionality.

On the ground floor, a sense of space and versatility awaits. A separate living room provides a cozy retreat for relaxation, while the kitchen/dining area, adorned with French doors leading to the rear, serves as the heart of the home—a hub for both culinary delights and social gatherings. Adding to the practicality of the layout, a utility room offers convenient space for laundry tasks, while a spacious study provides an ideal setting for productivity. A cloakroom completes the ground floor, ensuring convenience for both residents and guests alike.

Ascend to the upper floor, where four generously sized double bedrooms await. Bedroom one boasts the luxury of an en suite, offering privacy and convenience, while bedrooms two and four feature fitted wardrobes, maximising storage space and organisation. A well-appointed family bathroom rounds out the upper floor, catering to the needs of the entire household.

Outside, the Beech offers ample parking space with a driveway accommodating two vehicles, complemented by the convenience of a double garage—a testament to the thoughtful design and practicality of this distinguished home.

Venus Fields is a brand-new development of 66 homes offering a choice of 1, 2, 3 or 4 bedroom homes. Built in a variety of traditional styles, combining attractive red brick with rendered facades, these are quality homes designed to last generations. Situated to the north of Needham Market next to open fields, Venus Fields offers you the opportunity to make your home in one of England's most picturesque counties.



The Beech

At Venus Fields, Allison Homes continues its tradition of excellence in design and craftsmanship, evident in every aspect of The Beech's high standard specification.

Step into the contemporary kitchen of The Beech and discover a space that marries style with functionality. Featuring a sleek glass splashback, integrated stainless steel double oven, fridge freezer, dishwasher, and an induction hob paired with a glass chimney style extractor, this kitchen is designed to cater to modern culinary needs with finesse.

In both the bathrooms and en-suites of all homes, you'll find the hallmark of quality—White Roca sanitaryware and chrome heated towel rails—adding a touch of luxury to everyday routines. Energy efficiency takes center stage with features such as an energy-efficient boiler and thermostatic radiator valves in all habitable rooms. Standard inclusions also feature low-energy LED downlights in key areas, including the kitchen, bathroom, en-suite, and cloakroom, ensuring both elegance and sustainability.

Each residence at Venus Fields is meticulously crafted to optimize both light and space, ensuring a harmonious living experience. Home 14 goes the extra mile with PV (solar) panels and a 7Kw EV Charger, embodying a commitment to sustainable living and modern convenience.

SAVE ON YOUR ENERGY BILLS!

Did you know that new build homes use 64% less energy than older counterparts, cutting the average energy bill by £2,200* a year.

Living Room 15'5" x 12'4" (4.72 x 3.76)

Kitchen/ Dining 29'7" x 10'7" (9.02 x 3.23)

Utility 7'4" x 5'6" (2.26 x 1.68)

Study 9'8" x 9'8" (2.97 x 2.95)

Cloakroom 5'4" x 4'0" (1.63 x 1.24)

Bedroom One 15'7" x 12'4" (4.75 x 3.76)

Ensuite 6'5" x 5'8" (1.98 x 1.73)

Bedroom Two 13'5" x 11'1" (4.09 x 3.40)

Bedroom Three 11'8" x 11'6" (3.58 x 3.51)

Bedroom Four 10'7" x 9'3" (3.23 x 2.84)

Bathroom 8'0" x 7'1" (2.46 x 2.16)

External

Externally there is an enclosed south facing rear garden. Driveway offering two parking spaces and double garage.

Buying Options

Assisted Sale - At Allison Homes, we can assist you with the sale of your property to ensure you do not lose out on the new Allison Home you have your heart set on. Best of all, we will pay your estate agent fees so you will save money too!

Part Exchange - This allows you to buy a new Allison home without having to sell your current property yourself. Instead, we organise the sale of your existing home for you, from start to finish. No estate agent fees, no chain and no delays.

Forces Help To Buy & Key Worker Discount

Forces help to buy - Under the scheme, Armed Forces Personnel can borrow up to 50% of their annual salary, to a maximum of £25,000, interest-free, allowing you to purchase your dream Allison home in a way that is affordable.

Key Worker Discount - Whether you are in the Ambulance Service, Fire Service, Social Care or Armed Forces as long as you have a Blue Light Card you are eligible for the key worker discount scheme! For every £25,000 you spend on your brand-new Allison home, the key worker discount scheme means you will receive a £500 CASH CONTRIBUTION* (up to a maximum of £12,000). For example, if you are purchasing a home costing £226,000 you would qualify for a contribution of £4,520. Plus, you'll also receive FLOORING THROUGHOUT your home for FREE.

Needham Market

Nestled amidst the serene Suffolk countryside, Needham Market stands as a picture-perfect destination to lay down roots and call home.

This quaint town exudes warmth and community spirit, drawing both locals and visitors alike to its charming embrace. Its focal point, the long and picturesque High Street, serves as a hub of activity, beckoning wanderers from near and far. Among its notable landmarks are the 15th-century St. John the Baptist church, boasting a distinctive double-hammer beam roof, and the venerable Limes Hotel, a historic gem still operating since around 1500.

The River Gipping flows gently past Needham Lake and Nature Reserve, a haven of wetlands, meadows, and woodlands. Here, one can marvel at an array of dragonflies and small birds while indulging in leisurely strolls, bike rides, or tranquil moments of angling. The area offers amenities such as the inviting Duck and Teapot café and visitor centre, along with a delightful children's play area, making it a beloved destination for families and outdoor enthusiasts alike.

Location

Located between the vibrant cities of Ipswich and Bury St Edmunds, and neighbouring the picturesque 'Constable Country' in the Dedham Vale, Needham Market stands as an alluring town, embraced by a warm and inclusive community. Offering a serene pace of life, it's a haven for those seeking a tranquil lifestyle without sacrificing connectivity.

Conveniently positioned with easy access to the A14, Needham Market serves as a gateway to East Anglia's principal hubs, including Ipswich, Norwich, Cambridge, and Bury St Edmunds. The town's railway station further enhances its accessibility, providing swift connections throughout the region and offering a direct route to London in just 90 minutes.

Just a stone's throw away, Stowmarket adds to the area's appeal, lying a mere 4 miles from Needham Market. Here, residents enjoy a plethora of amenities, from shops and supermarkets to sports facilities, a swimming pool, eateries, and even a cinema, ensuring all needs and desires are conveniently met within close reach.

Agents Note

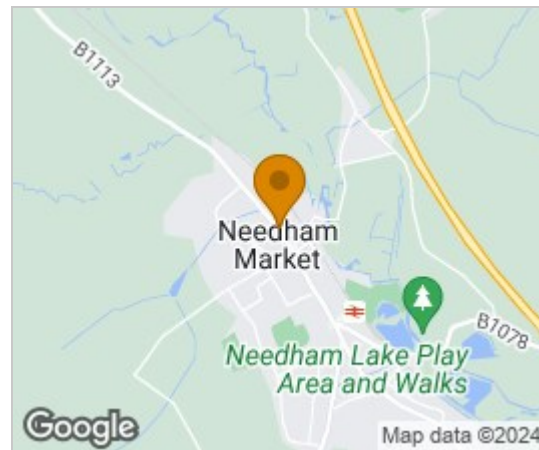
- Images shown may not be actual images of this specific plot & CG's are indicative of the house type.
- Annual Service Charge payable, please contact sales representative for further information.
- Council Tax Band to be confirmed, subject to review by the Local Authority.
- Kitchen finishes chosen from ranges displayed in the Marketing Suite to design available.
- The seller reserves the right to alter specification without prior notice. Please consult sales team for current specification at point of reservation.
- All offers subject to financial qualification and reservations subject to 45-day exchange period.
- Any build completion estimates provided remain approximate and may be subject to change.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

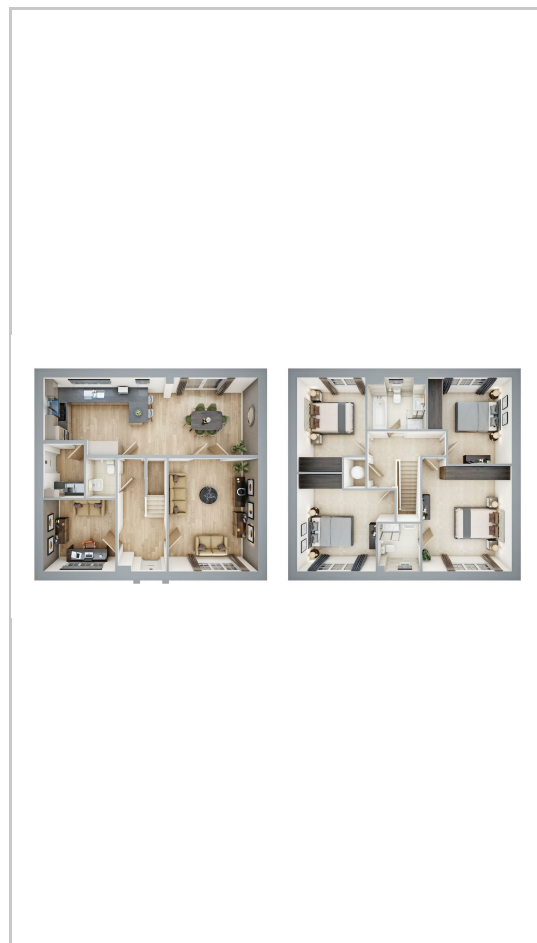
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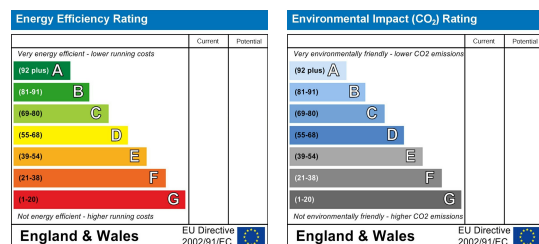
Area Map



Floor Plans



Energy Efficiency Graph



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