



Rock Estates



## Plot 12 Stowmarket Road

Needham Market, Ipswich, IP6 8ED

£265,000



Home 12 - The Clover -

As soon as you step through the front door of The Clover, a sense of home envelops you. A spacious entrance hall welcomes you, leading seamlessly into a modern kitchen and staircase ascending to the first floor. Directly ahead lies the entrance to a generously sized living space, complete with a convenient storage nook and charming French doors that beckon you into the rear garden.

Ascending to the first floor, you'll discover two bright and airy double bedrooms, each offering ample space and comfort. One bedroom boasts a built-in storage cupboard for added convenience. Between the bedrooms rests a well-appointed bathroom featuring both a separate bath and shower, ensuring relaxation and convenience.

Outside, the property offers allocated parking for two vehicles, providing practicality and ease for residents.

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 Clover

Venus Fields epitomises superior design and craftsmanship, hallmarking every Allison Homes development. At Venus Fields, each residence upholds an elevated standard specification.

Take The Clover, for example, boasting a sleek, contemporary kitchen with glass splashback, seamlessly integrated stainless steel single oven, ceramic hob, and a stainless steel chimney-style extractor.

Bathrooms across all homes showcase pristine White Roca sanitary ware paired with chrome heated towel rails. To promote energy efficiency and cost savings, every home features an energy-efficient boiler and thermostatic radiator valves in all living spaces. Standard inclusions also feature low-energy LED downlights in key areas such as the kitchen, bathrooms, en-suite, and cloakroom.

Designed to optimise natural light and spaciousness, each residence at Venus Fields is meticulously crafted. For instance, Home 12 is outfitted with PV (solar) panels and a 7Kw EV Charger, epitomising modern sustainability.

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.

\*\*Source: HBF's Watt a save July 2023 report.

**Living/ Dining Room 16'7" x 13'1" (5.08 x 3.99)**

**Kitchen 10'7" x 5'8" (3.23 x 1.75)**

**Cloakroom 6'2" x 2'11" (1.88 x 0.91)**

**Bedroom One 13'1" x 11'1" (3.99 x 3.40)**

**Bedroom Two 13'1" x 9'1" (3.99 x 2.77)**

**Bathroom 8'0" x 6'5" (2.44 x 1.93)**

## External

Externally there is a south facing rear garden and two parking spaces.

## 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 Notes

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

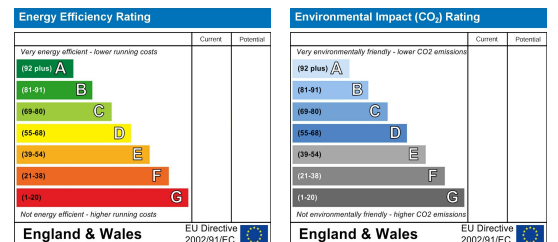
## Area Map



## Floor Plans



## Energy Efficiency Graph



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