



Rock Estates



## The Birch Stowmarket Road

Needham Market, Ipswich, IP6 8DX

£335,000



Home 26 - The Birch -

Upon entering, you'll be greeted by a spacious entrance hallway opening to the generously proportioned open plan living/kitchen/dining area, perfect for both relaxation and entertaining. The seamless flow from this space to the private garden through French doors invites indoor-outdoor living, allowing for effortless enjoyment of fresh air and natural light.

Bedroom one and two offer ample space, both accommodating spacious double beds with ease. These rooms share access to the family bathroom, which boasts both a shower and bath, catering to both convenience and indulgence. Whether it's unwinding after a long day or starting your mornings refreshed, this home offers comfort and functionality in equal measure.

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 Birch

Venus Fields exemplifies the pinnacle of design and craftsmanship, synonymous with every Allison Homes development. Within each residence, including The Birch, you'll discover a standard of excellence that sets the benchmark for quality living.

Step into The Birch's contemporary kitchen, where a sleek glass splashback, integrated stainless steel single oven, ceramic hob, and stainless steel chimney-style extractor await, combining both style and functionality seamlessly.

In the bathrooms of every home, White Roca sanitaryware and chrome heated towel rails add a touch of luxury, while energy efficiency takes center stage with features like an energy-efficient boiler and thermostatic radiator valves in all habitable rooms. Standard inclusions also feature low-energy LED downlights in key areas such as the kitchen, bathroom, and cloakroom, ensuring both elegance and sustainability.

Designed with a focus on maximizing both light and space, each home at Venus Fields offers a harmonious blend of functionality and aesthetics. For instance, Home 26 goes above and beyond with PV (solar) panels and a 7Kw EV Charger, epitomizing a commitment to sustainable living and modern convenience.

### SAVE ON YOUR ENERGY BILLS!

Did you know that on average, new build houses are 66% more energy efficient, saving homeowners up to £184 a month in energy bills, or up to £2,200 per year. The average new build energy bill is 55% cheaper than the running costs for older properties.

**Kitchen/ Dining/ Living Room 27'6" x 11'2" (8.39 x 3.42)**

**Bath & Shower Room 7'5" x 7'4" (2.27 x 2.25)**

**Bedroom One 13'7" x 10'11" (4.15 x 3.34)**

**Bedroom Two 11'4" x 10'11" (3.47 x 3.34)**

### External

Enclosed rear garden and two off road 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 Note

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.

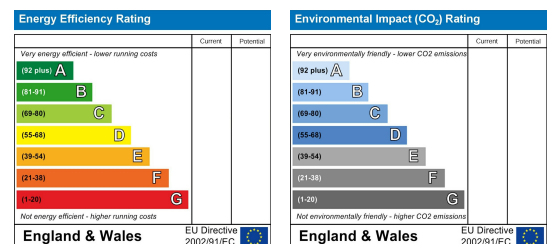
## Area Map



## Floor Plans



## Energy Efficiency Graph



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