



Rock Estates



The Elm Stowmarket Road

Needham Market, Ipswich, IP6 8DX

£345,000

Home 7 - The Elm -



This fantastic home offers the best of open plan living. Firstly you are greeted by an inviting entrance hall, complete with separate cloakroom. From the hall you will find an open plan living/dining/kitchen area with French doors to the rear private garden.

Upstairs, you will find three bedrooms with bedroom one benefiting from a modern en suite. For the remaining two bedrooms there is a shared family bathroom.

Outside you'll find a shared driveway providing tandem parking for two vehicles.

High quality flooring and Turf to rear garden included and pre-fitted worth £5000!

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.

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



The Elm

Allison Homes is synonymous with exceptional design and craftsmanship, and this tradition continues at Venus Fields, where every house boasts a high standard of specification.

Take The Elm, for instance, boasting a open plan living/ kitchen and dining space offering a modern kitchen adorned with a glass splashback, seamlessly integrated stainless steel single oven, ceramic hob, and a sleek stainless steel chimney-style extractor.

Within each home, you'll discover bathrooms featuring pristine White Roca sanitary ware and chrome heated towel rails, complemented by energy-efficient features such as boilers and thermostatic radiator valves in every habitable room. Standard inclusions also feature low-energy LED downlights, enhancing the ambiance of key areas like the kitchen, bathrooms, en-suite, and cloakroom.

Living/ Kitchen/ Dining Area 28'5" x 17'7" (8.68 x 5.38)

Cloakroom 4'9" x 3'4" (1.45 x 1.04)

Bedroom One 14'2" x 11'6" (4.34 x 3.53)

Ensuite 6'0" x 4'9" (1.83 x 1.45)

Bedroom Two 11'5" x 10'0" (3.48 x 3.07)

Bedroom Three 10'0" x 7'4" (3.05 x 2.24)

Bathroom 7'1" x 6'5" (2.18 x 1.98)

External

Offering an enclosed east facing rear garden and parking for two vehicles.

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.

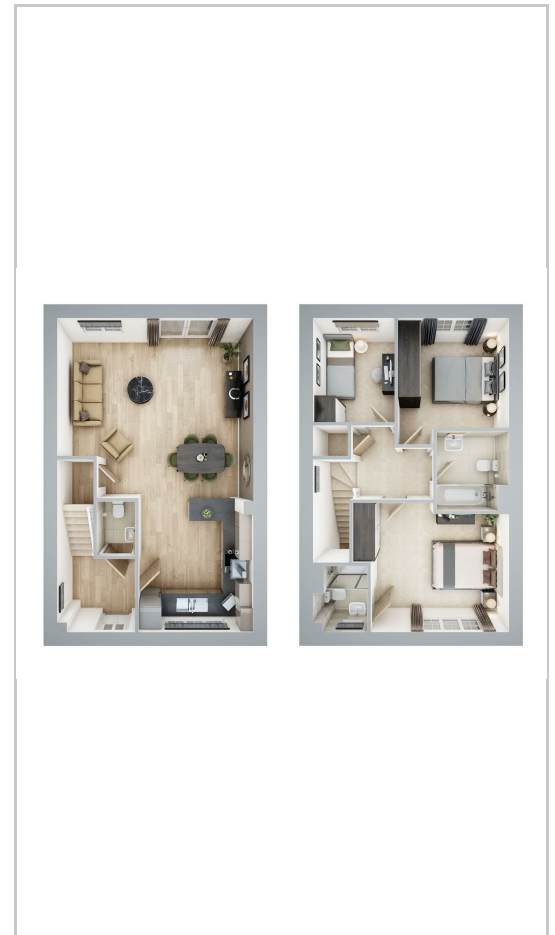
Agents Note

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.

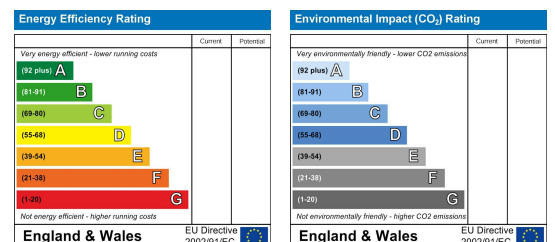
Area Map



Floor Plans



Energy Efficiency Graph



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.

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddenham Road., Needham Market, Suffolk, IP6 8NU

Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk