



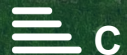
Rock Estates



Fairfax Gardens

Needham Market, Ipswich, IP6 8AZ

Guide price £300,000



# Fairfax Gardens

Needham Market, Ipswich, IP6 8AZ

Sizeable link-detached family home located in the desirable town of Needham Market and positioned within walking distance to Needham Lake and High Street.

This fantastic family home offers a spacious living room, dining room, fourth bedroom or office space, a kitchen/ breakfast room and ground floor shower room. To the first floor there are three good sized bedrooms and a family bathroom. The large rear garden is arranged across two levels and is predominantly laid to lawn with a variety of mature shrubs and trees. There is a patio area to the lower level providing space for alfresco dining. In addition the property also benefits from an en bloc garage providing a convenient parking space or extra storage space.

Situated within walking distance to local amenities there is easy access to independent shops, post office, and public houses to name a few. Needham Market train station is also just a short walk away providing links to London Liverpool Street, alternatively there are bus routes close by or the A14 trunk road is also easily accessible.

Don't miss out on the opportunity to make this home your next family home. Contact us today to arrange a viewing and experience the potential this property has to offer on 01449 723 441.

## Front

Set well back from the main road and enjoying views across a green area, a path leads to the front door to:

## Entrance Hall

Stairs to first floor. Under stairs cupboard. Radiator. Doors to:

## Living Room

17'10" x 10'7" (5.44 x 3.24)

Double glazed window to front. Radiator.

## Dining Room / Bedroom Four

8'11" x 8'10" (2.74 x 2.70)

Double glazed French doors opening to the rear garden. Radiator.

## Ground Floor Shower Room

Window to front. Shower cubicle. Wall mounted hand wash basin. Low level W.C. Tiled floor and walls.

## Kitchen/Breakfast Room

15'0" x 8'5" (4.59 x 2.59)

Double glazed windows to side and rear. Range of wall and floor cupboards and drawers. Oak worktop. Inset butler style sink with mixer tap over. Integrated oven. Hotpoint gas hob with extractor hood over. Space for washing machine and fridge/freezer. Part tiled wall. Radiator. Wall mounted gas boiler with Google Connect. Door to:

## Store

Storage space with electric and space for tumble dryer.

## Landing

Double glazed window to side. Airing cupboard. Access to the partly boarded loft.

## Bedroom One

12'0" x 10'11" (3.67 x 3.35)

Double glazed window to front. Built in cupboard. Exposed floor boards. Radiator.

## Bedroom Two

11'9" x 8'6" (3.59 x 2.61)

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

## Bedroom Three

9'0" x 8'8" (2.75 x 2.65)

Double glazed window to rear. Radiator.





### Front

Set well back from the main road and enjoying views across a green area, a path leads to the front door to:

### Entrance Hall

Stairs to first floor. Under stairs cupboard. Radiator. Doors to:

### Living Room

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### Dining Room / Bedroom Four

8'11" x 8'10" (2.74 x 2.70)

Double glazed French doors opening to the rear garden. Radiator.

### Ground Floor Shower Room

Window to front. Shower cubicle. Wall mounted hand wash basin. Low level W.C. Tiled floor and walls.



### Kitchen/Breakfast Room

15'0" x 8'5" (4.59 x 2.59)

Double glazed windows to side and rear. Range of wall and floor cupboards and drawers. Oak worktop. Inset butler style sink with mixer tap over. Integrated oven. Hotpoint gas hob with extractor hood over. Space for washing machine and fridge/freezer. Part tiled wall. Radiator. Wall mounted gas boiler with Google Connect. Door to:

### Store

Storage space with electric and space for tumble dryer.

### Landing

Double glazed window to side. Airing cupboard. Access to the partly boarded loft.

### Bedroom One

12'0" x 10'11" (3.67 x 3.35)

Double glazed window to front. Built in cupboard. Exposed floor boards. Radiator.



### Bedroom Two

11'9" x 8'6" (3.59 x 2.61)

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

### Bedroom Three

9'0" x 8'8" (2.75 x 2.65)

Double glazed window to rear. Radiator.

### Bathroom

Double glazed window to side and rear. Bath with shower attachment. Low level W.C. Pedestal wash basin. Exposed floor boards. Part tiled walls. Radiator.

### Rear Garden

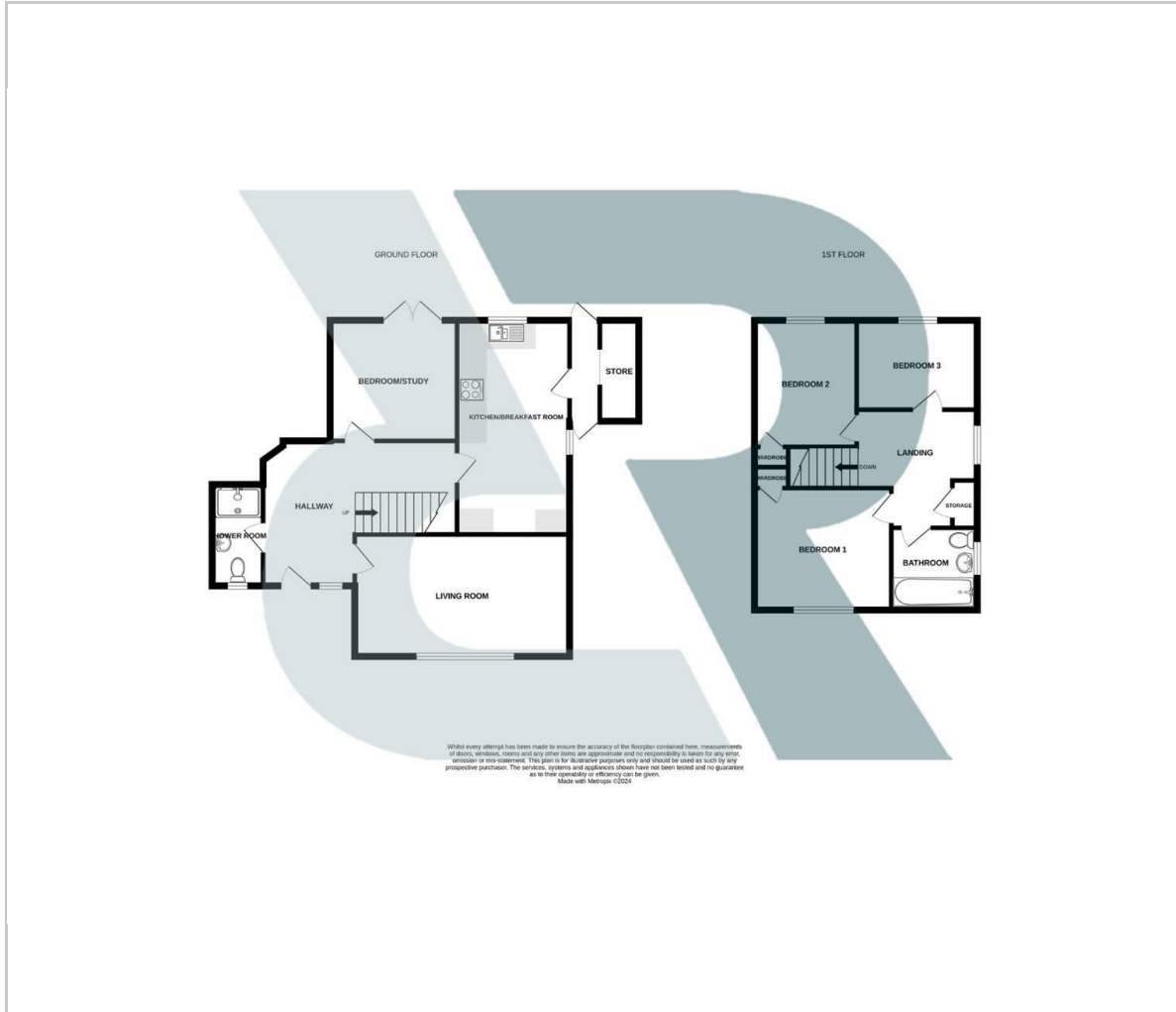
The large rear garden is enclosed by wood panel fencing and arranged over two levels and is predominantly laid to lawn. There is a patio area to the lower level with a variety of mature trees and shrubs and a storage shed. To the higher level it is predominately laid to lawn with the addition of another useful storage shed.

### Garage

Single garage en bloc with up and over door to front and personal door from rear.



## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

