



Rock Estates



The Brambles Barretts Lane

Needham Market, IP6 8RZ

Guide price £450,000



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Nestled in the Suffolk Countryside is this four bedroom detached family home. Tucked off the main roads with field views to both the front and rear of the property. This well proportioned family home offers a semi-rural lifestyle, with the option to escape to the country side or take just a short walk away to the popular Needham Market high street where you will find an array of facilities/amenities.

Approaching the property you will find a large brick paved driveway offering ample off road parking and a single integral garage to the front of the property. At the centre of the home is a large entrance hall that provides access to the rest of the living areas. The spacious living room opens to a conservatory with access to the rear garden. The kitchen/diner over looks the rear garden and opens to a dining area and separate utility room with space for washing machine and tumble dryer. A useful shower room with W.C. completes the ground floor. To the first floor there are four bedrooms all benefiting from field views along with a family bathroom.

The rear garden is partly laid to lawn and offers a sizeable patio area perfect for entertaining and enjoying the field views. There is a wooden shed and greenhouse which come in handy for tending to the vegetable patches.

The property benefits from an integral single garage and ample off road parking on the private driveway.





Entrance Porch 6'3" x 5'8" (1.93 x 1.75)

Double glazed window to front. Coving. Radiator. Door to:

Ground Floor Shower Room 6'3" x 5'6" (1.93 x 1.70)

Double glazed window to front. Corner shower cubicle with electric shower. Wall mounted basin with tiled splash back. Low level W.C. Part tiled walls. Tiled floor. Extractor fan.

Entrance Hall 12'7" x 11'2" (3.86 x 3.41)

Stairs to first floor. Under stairs cupboard. Dado rail. Coving. Radiator. Doors to:

Living Room 24'3" x 12'6" (7.40 x 3.83)

Double glazed window to front. Log burner with marble hearth. Dado rail. Coving. Radiator. Double glazed sliding doors to:

Conservatory 10'11" x 10'2" (3.33 x 3.10)

Double glazed windows to sides and rear. Double glazed doors to side providing access to the rear garden. Tiled floor. Electric radiator.

Kitchen / Breakfast Room 11'7" x 11'2" (3.55 x 3.41)

Double glazed window to rear. Wall and floor mounted units and drawers. Laminate work surface with matching breakfast bar. Integrated dishwasher. Rangemaster cooker with extractor hood over. Stainless steel 1 1/2 drainer sink with mixer tap over. Vinyl floor. Part tiled walls. Coving. Spots. Opening to:

Dining Room 9'2" x 8'2" (2.81 x 2.50)

Double glazed window to side. Coving. Radiator.

Utility Room 10'1" x 6'2" (3.09 x 1.89)

Double glazed window to rear. Double glazed door to the rear garden. Space for washing machine. Work counter with inset stainless steel sink and mixer tap over. Space for fridge/freezer. Wall mounted oil boiler. Coving.

Landing

Airing cupboard. Loft hatch. Coving. Radiator. Doors to:

Bedroom One 19'7" x 11'8" (5.97 x 3.56)

Double glazed window to front and rear. Coving. Radiator. Electric radiator.

Bedroom Two 17'1" x 8'5" (5.23 x 2.57)

Double glazed window to rear. Coving. Radiator.

Bedroom Three 12'1" x 8'11" (3.69 x 2.72)

Double glazed window to front. Built in eaves storage. Coving. Radiator.

Bedroom Four / Office 8'6" x 6'9" (2.61 x 2.07)

Velux window. Spotlights. Eaves storage cupboard.

Bathroom 9'0" x 5'8" (2.76 x 1.73)

Double glazed window to rear. Free standing bath. Low level W.C. Vanity unit with inset basin and cupboard storage. Towel rail. Electric mirror with light. Extractor fan. Coving. Spotlights.

Rear Garden

The rear garden enjoys views across the rolling Suffolk countryside. The garden is partly laid to lawn and offers a spacious patio area for enjoying alfresco dining/ entertaining. There is a wooden storage and a greenhouse. Mature plants and bushes. Oil tank. Binder Klargester.

Garage & Parking

Integral single garage with power and lighting connected.

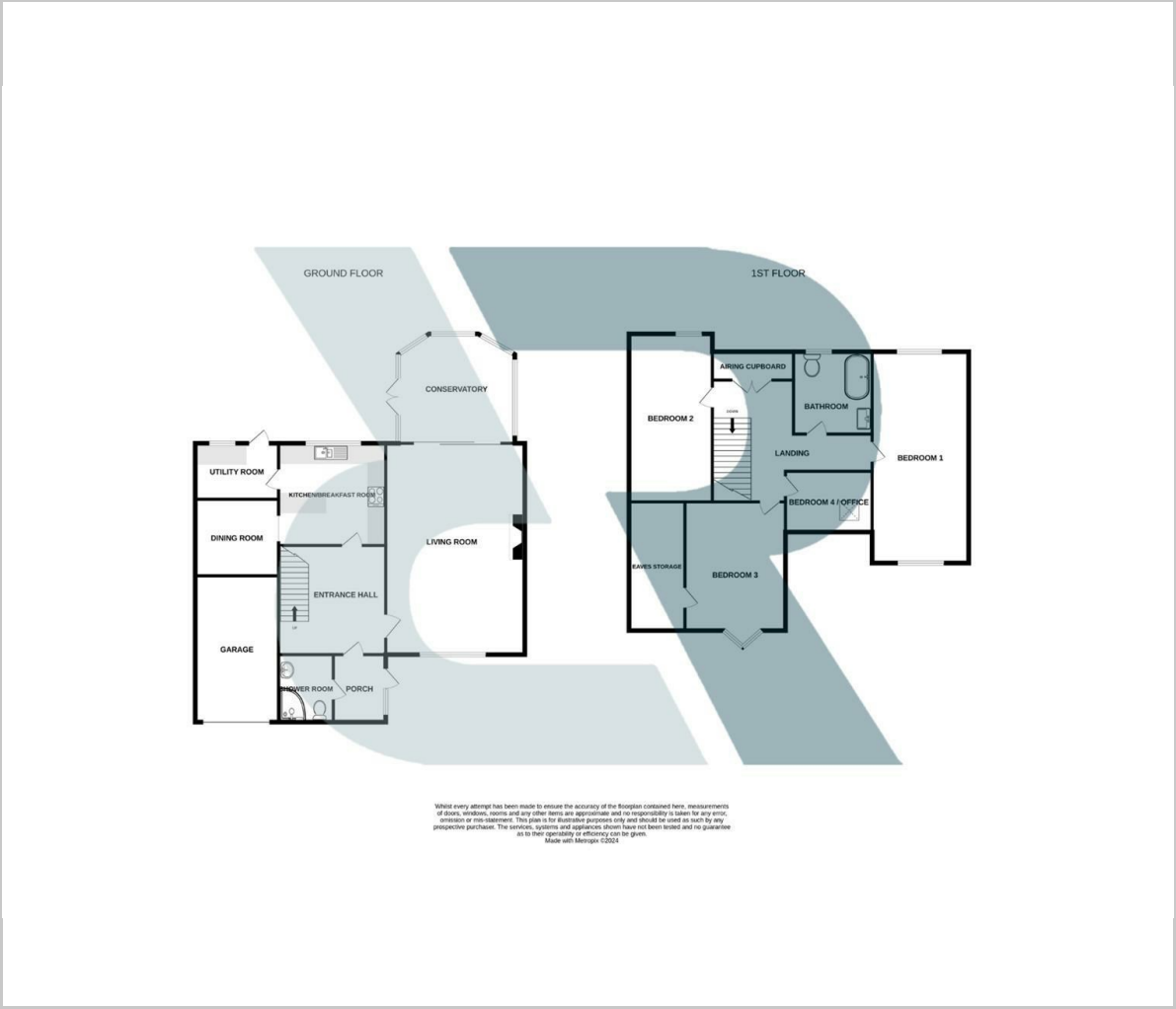
Private driveway provides off road parking for 4/5 cars.

Agents Note

The property is not connected to mains waste/ drainage and uses a Binder Klargester treatment system. The property benefits from oil central heating and solar panels.



Floor Plan



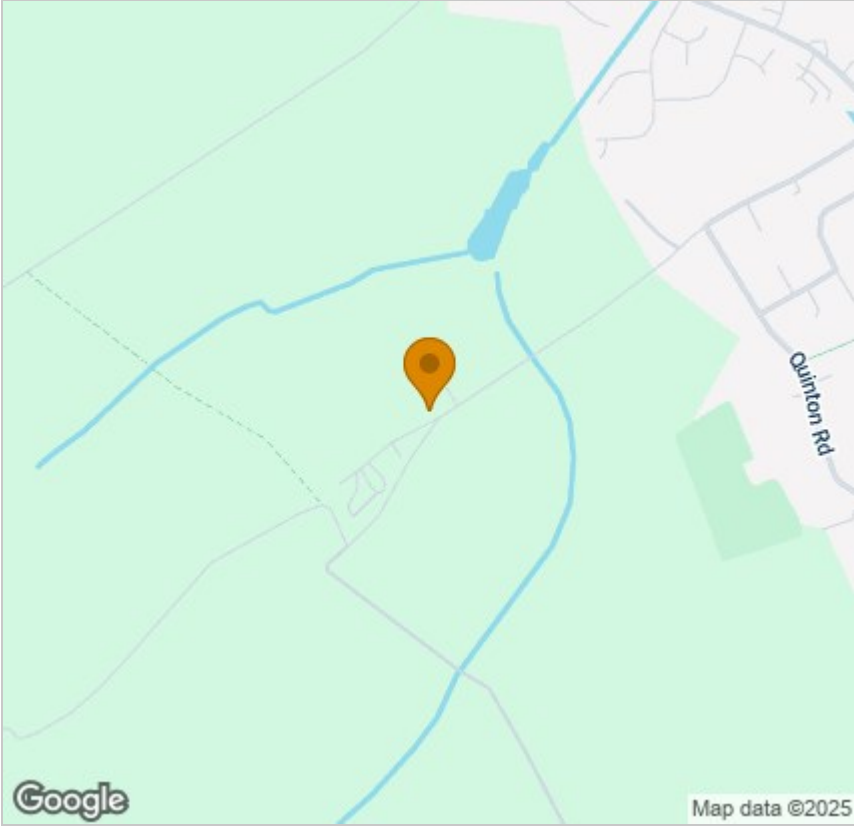
Viewing

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

