



Rock Estates



The Fallows Hill House Lane  
Needham Market, IP6 8EA

Guide price £475,000



## The Fallows Hill House Lane

Needham Market, IP6 8EA

One of only two exclusive bungalows situated in the highly desirable town of Needham Market.

Finished to a high specification this modern bungalow offers the perfect blend of contemporary living. The property boasts a kitchen/ diner with bespoke Magnet kitchen with gold hardware and integrated appliances such as the Smeg eye level, double oven and induction hob, whilst the useful utility room houses space for appliances such as a washing machine and tumble dryer. The sizeable living room over looks the rear garden with impressive floor to ceiling bi-fold doors. There are three generously sized bedrooms with bedroom one benefiting from a modern ensuite shower room, in addition to the main bathroom offering a contemporary three piece suite. Rarely available these energy efficient new build homes benefit from air source heat pumps and under floor heating.

There is a private rear garden that benefits from ample sunlight throughout the day. The Indian sandstone patio area wraps round the rear of the property and would make the perfect spot for relaxing or enjoying some al-fresco dining. To the front the bungalows offer ample parking on the cobbled brick driveway, enclosed with wooden fencing. A single garage offers further parking or useful storage space, with a private door to the side into the rear garden and an electric roller door to the front. The garage also benefits from electric and light, and has an EV charger installed.

Early viewing is HIGHLY recommended!





#### Entrance Hallway

Underfloor heating. Storage cupboard. Fuse board. Doors to:

#### Kitchen/Diner

19'4" x 10'2" (5.91 x 3.10)

Double glazed bi-fold doors to rear. Double glazed window to rear. Wall and floor mounted Shaker cupboards and drawers with gold hardware. Eye level Smeg double oven. Smeg induction hob and Elica extractor hood above. Integrated fridge/freezer. Integrated dishwasher. Minerva worktop with over hang for bar seating. Inset ceramic sink with mixer tap over. Spotlights & ceiling rose light fittings. Wall mounted TV point. Underfloor heating. Door to:

#### Utility

6'8" x 5'9" (2.05 x 1.76)

Frosted glazed door to rear garden. Wall and floor mounted cupboards. Under counter space for washing machine & tumble dryer. Laminate worktop with inset sink and mixer tap over. Underfloor heating.

#### Living Room

14'11" x 12'0" (4.57 x 3.66)

Double glazed sliding doors with side window panels to the rear garden. Wall mounted TV points. Spotlights. Underfloor heating.

#### Bedroom One

13'4" x 10'7" (4.08 x 3.24)

Double glazed window to front. Wall mounted TV point. Spotlights. Underfloor heating. Door to:

#### Ensuite

Fully tiled walls and floor. Walk in shower cubicle with black hardware. Wall mounted vanity unit with inset sink and drawer storage below. Low level W.C. with hidden cistern. Black heated towel rail. Extractor fan. Spotlights.

#### Bedroom Two

11'6" x 8'9" (3.51 x 2.68)

Double glazed window to front. Spotlights. TV point. Underfloor heating.

#### Bedroom Three

9'10" x 8'7" (3.00 x 2.63)

Double glazed window to front. Underfloor heating.

#### Bathroom

Double glazed window to side. Panelled bath with tiled surround, chrome hardware including a handheld and rainfall shower head. Part tiled walls. Tiled floor. Low level W.C. with hidden cistern. Wall mounted vanity unit with inset sink and drawer storage below. Chrome heated towel rail. Spotlights. Extractor fan.

#### Rear Garden

Indian sandstone patio area wrapping the rear of the property providing ample space for relaxing and al-fresco dining. Electric sockets. Outside tap and lights.

#### Garage & Parking

Cobblestone driveway providing off road parking for a number of vehicles.

Single garage with electric roller door to front. Private side door providing access from the rear garden. Electric car charger.

#### Agents Note

Flooring options can be made available and include carpet or LVT flooring.



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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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**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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