



Rock Estates



Hargrave Avenue
Needham Market, Ipswich, IP6 8ES

£250,000



Hargrave Avenue

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Located on the popular Hargrave Avenue in Needham Market, this delightful terraced house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality, catering to modern living needs.

One of the standout features of this property is the generous parking provision, with a garage and driveway providing parking for multiple vehicles. This is a significant advantage in today's busy world, providing peace of mind and ease of access. There is also an outbuilding which was used as a salon with power and light.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families. The vibrant community of Needham Market offers a blend of rural charm and urban convenience, ensuring that everything you need is within easy reach.

Entrance Porch

Tiled flooring. Understairs cupboard. Radiator.

Kitchen

10'9" x 9'9" (3.30 x 2.98)

Double glazed window to front. Wall and base level units with worksurfaces over. Space for oven, washing machine, dishwasher and fridge/freezer. Tiled flooring. Radiator.

Living Room

13'10" x 10'10" (4.23 x 3.32)

Laminate flooring. Radiator. Door to;





Dining Room

11'10" x 8'8" (3.62 x 2.65)
Double glazed patio doors to rear.
Laminate flooring.

Landing

Bedroom One

10'10" x 9'8" (3.32 x 2.97)
Double glazed window to front.
Radiator. Built in wardrobe space.



Bedroom Two

10'9" x 9'9" (3.30 x 2.99)
Double glazed window to rear.
Radiator. Stairs up to the loft room.

Bedroom Three

8'11" x 7'11" (2.72 x 2.42)
Double glazed window to front.
Radiator.

Bathroom

Double glazed window to rear. White suite comprising bath, shower cubicle, low level wc and vanity basin with mixer tap over. Heated towel rail. Laminate flooring.



Outside

Salon Room

With power and light.

Garage And Driveway

With power and light. Driveway providing parking for two cars.

Rear Garden

The rear garden provides low maintenance astro turf with patio area. The space also benefits from direct access to the garage.



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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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A map of the area around Sling into Action. The map shows several roads: Quinton Rd, Chainhouse Rd, Barking Rd, Foxglove Ave, Ipswich Rd, and Coddensham Rd. A location marker is placed on Chainhouse Rd, near the intersection with Barking Rd. The map also shows a blue line representing a water feature, possibly a river or canal, running through the area. The text 'Sling into Action' is visible on the map, along with the road numbers B1078 and B1113. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	