



ipswich & suffolk



Bradley Mill Way, Needham Market, Ipswich, IP6 8FG

Guide Price £425,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A superior three/four bedroom link detached executive family home located on the Hopkins Homes built St. George's Park prime residential development within the desirable village of Needham Market. The generously proportioned immaculately presented accommodation has undergone significant upgrades with thoughtful remodelling providing excellent internal improvements throughout, married with exquisite external landscaping by renowned discerning landscaper Roger Gladwell. The arrangement comprises; sheltered entrance, striking kitchen and dining room with utility area, stylish sitting room with log burner, and cloakroom on the ground floor, with landing, three comfortable bedrooms with en-suite off the principal bedroom and remodelled fourth bedroom transformed into a luxurious principal bedroom dressing room with built-in Sliderobe wardrobes, (which could be reverted back to create a single fourth bedroom), and family bathroom. Situated on a favourable cul-de-sac corner plot position, the beautiful, seasonally stocked wrap around garden and carport entry to the detached garage make for essential viewing. All quality fitting, fixtures and furnishings are negotiable.



COMPOSITE FRONT DOOR TO

ENTRANCE HALL

Wood effect Luxury Vinyl Tile flooring, radiator, stairs rising to first floor, doors to.

SITTING ROOM

18' 2" x 10' 10" approx. (5.54m x 3.3m) Dual aspect double glazed sash windows with lower half privacy plantation blinds and Air 80 UV reflective film to front, two radiators, log burner set in open fireplace, broadband, television and Free Sat points.

KITCHEN & DINING ROOM WITH UTILITY AREA

18' 2" x 16' 9" narrowing to 9' 10" approx. (5.54m x 5.11m) Dual aspect double glazed sash windows with lower half privacy plantation blinds and Air 80 UV reflective film to front, two radiators, marble effect work surfaces, inset composite sink drainer unit with filtered hot and cold mixer tap and separate boiling water function, cupboard concealing water softener, NEFF double ovens, inset gas hob with extractor chimney over, integrated washing-machine, fridge-freezer and dish-washer, Metro style tiled splash backs, cupboard concealing modern wall mounted gas fired boiler, television point, tiled floor, double glazed French doors to side with fitted blinds opening to garden, double glazed door to rear opening to car port.



CLOAKROOM (UPGRADED)

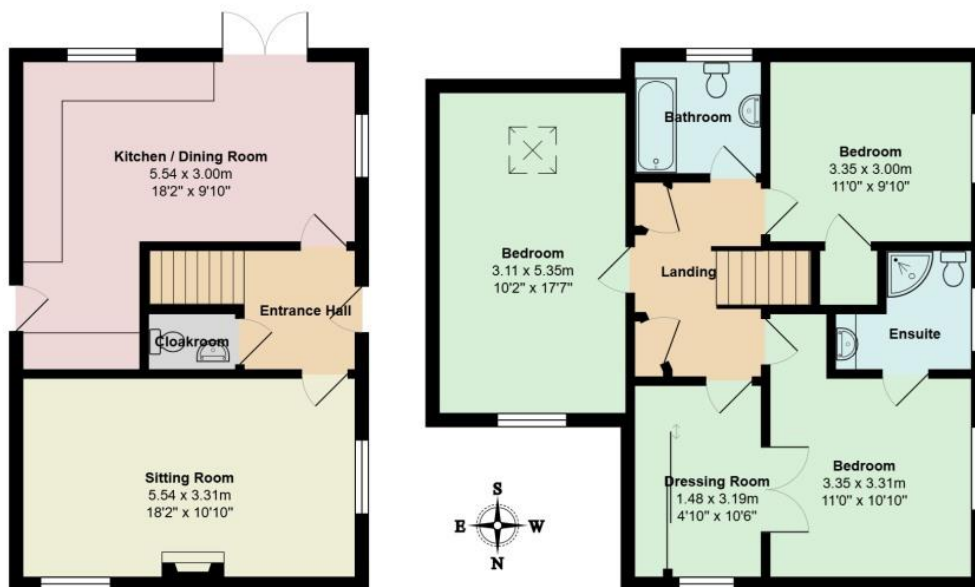
Radiator, pedestal hand-wash basin with mixer tap, tiled splash back, wood effect Luxury Vinyl Tile flooring, extractor fan.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard housing hot water tank, built-in storage cupboard, doors to.





Total Area: 113.6 m² ... 1223 ft²

All measurements are approximate and for display purposes only

PRINCIPAL BEDROOM

11' x 10' 10" approx. plus recess. (3.35m x 3.3m) Double glazed sash window with lower half privacy plantation blind and Air 80 UV reflective film to front, radiator, television point, door to en-suite shower room and double doors to en-suite dressing room/fourth bedroom.

UPGRADED EN-SUITE SHOWER ROOM

Obscured double glazed sash window with Air 80 UV reflective film to front, chrome heated towel rail, shower cubicle with thermostatic fixed head shower and separate rinser, mounted hand-wash basin with mixer tap, slate effect vanity side surfaces and cupboard units under, low level WC, fully slate effect tiled walls, wood effect Luxury Vinyl Tile flooring, touch light mirror, extractor fan, Inset LED ceiling lights.

EN-SUITE DRESSING ROOM/BEDROOM FOUR

4' 10" plus wardrobes. x 10' 6" approx. (1.47m x 3.2m) Double glazed sash window with lower half privacy plantation blind to side, radiator, built-in Sliderobe triple wardrobe, loft access, inset LED ceiling lights.

BEDROOM TWO

10' 2" x 17' 7" approx. part restricted headroom. (3.1m x 5.36m) Double glazed dormer window to side, double glazed Velux roof window to opposing side, two radiator, loft access.

BEDROOM THREE

11' x 9' 10" approx. (3.35m x 3m) double glazed sash window with lower half privacy plantation blind and Air 80 UV reflective film to front, radiator, built-in cupboard.

UPGRADED FAMILY BATHROOM

Obscured double glazed window to side, chrome heated towel rail, panel enamel bath with mixer tap and shower attachment, pedestal hand-wash basin with mixer tap, low level WC, stone effect tiled splash backs, Wood effect luxury vinyl tile flooring, touch light mirror fronted cabinet, extractor fan.

OUTSIDE

Situated on a corner plot, the attractive wrap around cottage style designed gardens are low maintenance and have been meticulously landscaped and planted for seasonal colour by renowned landscaper Roger Gladwell. The frontage offers a porcelain tiled pathway and thoughtfully stocked ground, whilst the South facing private garden displays a variety of specifically chosen seasonal bloom specimens, established lawn enclosed by curved wall and trellis fencing, timber raised flower bed, low maintenance pebble in-fills, porcelain paved patio, and external tap. Behind the garage there is a concealed wooden shed, and gated access leads to the carport which in turn offers vehicle access to the detached garage with pitched roof, mains power and lighting.

DETACHED GARAGE

20' 6" x 10' 7" approx. (6.25m x 3.23m) Up and over entry door, pitched roof, mains power and lighting.

AGENTS NOTE

The sellers would include all furnishings for an asking price of £432,500.

MID SUFFOLK COUNCIL

Tax band D - Approximately £2,208.07 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Bosmere CP primary and Claydon secondary.

ESTATE CHARGE

£90 PA (2025-2026).

DIRECTIONS

Head south-east on Needham Market High St/B1113 towards Bridge St, continue to follow B1113, turn right onto Flint Dr, continue straight onto Quarry Ave, turn left to stay on Quarry Ave, turn left onto Dunford Wy, turn left onto Bradley MI Wy.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or

tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where

Energy performance certificate (EPC)

Bradley Mill Way Needham Market IPSWICH IP6 8FG	Energy rating B	Valid until:	16 March 2033
		Certificate number:	9201-7631-5132-9895-2773

Property type	End-terrace house
Total floor area	113 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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