

4 Belemnite Walk - Price £210,000

Needham Market Ipswich IP6 8FP



"Consistently providing outstanding service to our clients"

- MODERN THROUGHOUT
- GOOD SIZED GARDEN
- WELL PRESENTED THROUGHOUT
- POPULAR ESTATE
- LARGE BEDROOM
- STILL WITHIN NHBC WARRANTY
- OFF-ROAD PARKING FOR TWO VEHICLES
- CLOSE TO TOWN CENTRE

Shires Residential are delighted to offer to the market for sale this modern, spacious, one-bedroom semi detached house in the sought after town of Needham Market. The property is located on the St. Georges Park estate in the popular town which boasts a range of local amenities including a train station with mainline links to London Liverpool St, a number of well-regarded public houses, post office, football club and multiple convenience stores. The property is within easy access of the A14 trunk road, giving passage to the nearby towns of Stowmarket, Ipswich, Bury St Edmunds and London via the M11. The property is just 5 years old, so within its NHBC warranty and the internal accommodation offers spacious bedroom, well-equipped kitchen, light and airy living room with door to rear garden, bathroom and cloakroom. Externally the property has a generous garden for a property of its type ,and off-road parking for two vehicles. The property benefits from gas fired central heating and is a B rating for energy efficiency.

ENTRANCE HALLWAY

The property is entered via composite glazed door into the spacious internal hallway. Large under-stairs storage cupboard, 1x radiator, access to;

KITCHEN

Well equipped, modern kitchen boasting a range of under-counter and wall-mounted cabinets beneath roll-edge granite effect worktops with complimentary tiled splashbacks. Inset stainless steel sink and 1/2 with drainer and mixer tap over. Cupboard housing combination boiler. Space and plumbing for dishwasher/washing machine & fridge freezer. Electric oven with gas hob and extractor over. uPVC double glazed window to front aspect.

CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin with complimentary tiled splash back. Obscure uPVC window to side aspect. 1x rad.

LIVING ROOM

Light and airy living room with stairs to first floor, uPVC window to front aspect. 1x rad. Composite glazed door to rear garden.

LANDING

Spacious landing with large storage cupboard. uPVC window to front aspect. 1x rad. Access to;

BEDROOM

Spacious bedroom with large storage cupboard, x2 uPVC windows to rear aspect. 1x rad.

BATHROOM

Modern three pieced white suite comprising panelled bath with screen and mains shower over, low level WC, pedestal wash hand basin with mixer tap over. uPVC window to front aspect. 1x rad.

EXTERNALLY

Externally to the rear the property boasts a generous garden for a property of its style, predominantly laid to lawn with paved path connecting the property to the rear gate. Side storage area housing garden shed. The property also benefits from off-road parking for two vehicles.

Agents Note

In accordance with The Property Ombudsman requirements, you are advised that a member of Shires staff (or their family members) have an interest in this property.

Services:

Mains services are connected including gas, water, electricity and drainage. Gas central heating

Tenure:

For sale FREEHOLD with vacant possession upon completion. There is an estate charge to maintain the roads, parking and play park areas which costs circa £150 per annum.

Local Authority & Council Tax Band:

Mid Suffolk District Council. Council Tax Band A

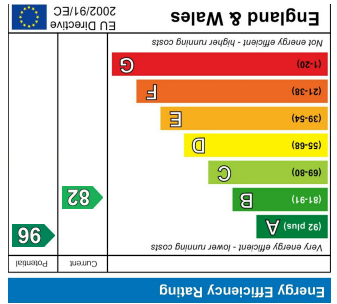
Anti Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.





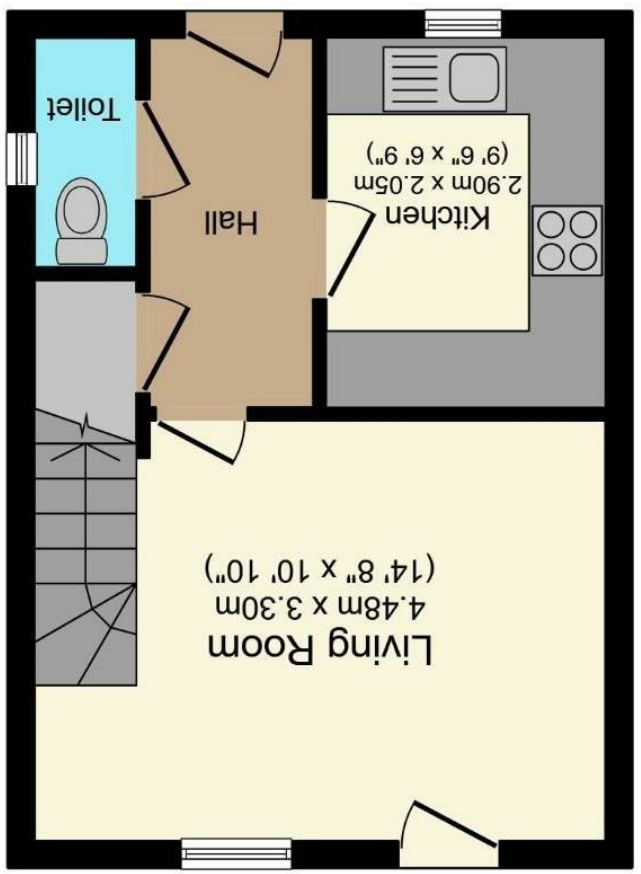
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Total floor area 56.5 sq.m. (608 sq.ft.) approx

Ground Floor



First Floor

