



**Fairfax Gardens, Needham Market Ipswich IP6 8AZ**



**welcome to**

**Fairfax Gardens, Needham Market Ipswich**

Spacious link detached home, walking distance from Needham Market town & popular Needham Lake. Property offers welcoming entrance, downstairs cloakroom, two reception rooms, integrated kitchen, three good sized bedrooms and a family bathroom. Externally a large rear garden and en-bloc garage!



**Entrance Porch**

Part glazed composite front door and window to front, stairs to first floor, under stairs cupboard, window to front, radiator, built in cupboard and ceramic tiled flooring.

**Lounge**

10' 8" max x 17' 11" max ( 3.25m max x 5.46m max )  
Window to front, wall lights, radiator, TV point and carpeted flooring.

**Cloakroom**

Frosted window to rear, low level W.C, wall mounted sink, part tiled walls and vinyl flooring.

**Dining Room**

17' 10" max x 15' 2" max ( 5.44m max x 4.62m max )  
Two window to rear, two radiators, parquet flooring.

**Kitchen**

11' 10" MAX x 9' 11" ( 3.61m MAX x 3.02m )  
Window and part glazed door to rear, wall and base units with roll top work surfaces, ceramic sink with drainer and mixer tap, space for cooker and extractor over, space for fridge freezer, part tiled walls, space for washing machine, ceramic tiled flooring.

**Landing**

Frosted window to side, access to loft, airing cupboard, radiator and carpeted flooring.

**Bedroom One**

11' 11" max x 10' 10" max ( 3.63m max x 3.30m max )  
Window to front, built in cupboard, radiator and solid wood flooring.

**Bedroom Two**

11' 11" x 8' 6" ( 3.63m x 2.59m )  
Window to rear, radiator and solid wood flooring.

**Bedroom Three**

8' 11" x 8' 8" ( 2.72m x 2.64m )  
Window to rear, radiator and carpeted flooring.

**Family Bathroom**

Frosted window to rear with shutters, paneled bath with mixer shower spray attachment above, pedestal hand wash basin, low level W.C, extractor fan, part tiled walls, heated towel rail and vinyl flooring.

**Rear Garden**

Fence enclosed with side access gate, patio and lawn areas, timber shed and mature trees.

**Garage**

En-Bloc with door to rear.



**view this property online** [williamhbrown.co.uk/Property/SMK104204](http://williamhbrown.co.uk/Property/SMK104204)



welcome to

## Fairfax Gardens, Needham Market Ipswich

- Three Bed Link Detached House
- Garage & Off Road Parking
- Walking Distance To Town Centre
- Close To Transport Links
- Large Living Spaces

Tenure: Freehold EPC Rating: D

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SMK104204](http://williamhbrown.co.uk/Property/SMK104204)



Property Ref:  
SMK104204 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)