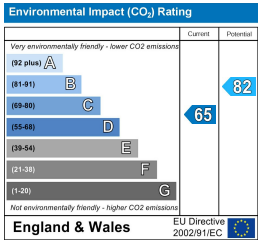
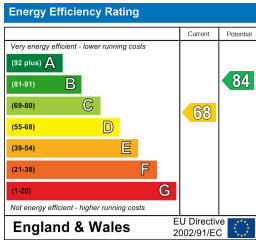




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 2 Platten Close, Needham Market IP6 8XE

£415,000

A BEAUTIFULLY presented THREE bedroom detached bungalow situated in a quiet cul-de-sac with field views, being convenient for Needham Market High Street. The property benefits from a modern Kitchen & Bathroom, Utility room, Cloakroom, Conservatory, 3 Bedrooms, Gas Central Heating with a a combi boiler (2022), Double Glazed Windows fitted 2020. Gardens to Front and Rear, Driveway and Garage.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 2 Platten Close, Needham Market, Suffolk, IP6 8XE

### Needham Market

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

### ENTRANCE PORCH:

Double glazed door to...

### ENTRANCE HALLWAY:

Spacious reception hallway, radiator and laminate flooring.

### SITTING ROOM: 14'2 x 12'6 (4.32m x 3.81m)

Double glazed bay window to front with views towards fields, laminate floor, feature multi fuel burner and radiators.

### BEDROOM TWO: 11'5 x 8'2 (3.48m x 2.49m)

With double glazed window to front with views of fields, laminate floor, fitted wardrobe and a radiator.

### BEDROOM THREE/DINING ROOM: 8'1 x 7'6 (2.46m x 2.29m)

Double glazed window to side, laminate floor, radiator and fitted cupboards.

### UTILITY ROOM: 5'5 x 4'3 (1.65m x 1.30m)

Work top, space for washing machine, laminate floor, fitted cupboards, radiator and door to...

### CLOAKROOM:

Double glazed window to side, W.C and a hand wash basin.

### INNER HALLWAY:

Doors off, loft access and cupboard.

### KITCHEN: 9'6 x 9'2 (2.90m x 2.79m)

Double glazed window to side. Fitted in 2023 with a range of wall and base units, work surfaces, drawers, sink and drainer, tiled splash backs, Neff induction hob and oven. Door to conservatory.

### CONSERVATORY:

Double glazed doors and windows.

### BEDROOM ONE: 11'5 x 9'4 (3.48m x 2.84m)

Double glazed window to rear, laminate floor and a radiator.

### BATHROOM:

Double glazed window to side, shower cubicle, W.C, hand wash basin with storage unit, cupboard and a heated towel rail.

### OUTSIDE:

The front has an open plan garden with lawn, path to front door and driveway providing off road parking leading to the GARAGE: Up and over door, power and light connected, combi boiler fitted 2022. The garage extends through to a work shop and door to the rear garden. There is access to the rear garden via gates on both sides of the property.

The rear garden has a patio and steps up to a well kept lawn, further patio, decking, flower and shrub borders. There is a shed and useful space behind with fruit trees and storage space.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

