



Saxon Park, Barretts Lane, Needham Market,  
£100,000



- **Two Bedroom Park Home**

- **Ensuite to Master**
- **Needham Market**
- **Open Plan Living**
  - **Utility Room**
- **Allocated Parking**
- **Family Bathroom**
  - **Over 50's**

**GUIDE PRICE: £125,000 TO £130,000: A fantastic opportunity to acquire this spacious two-bedroom detached park home situated on the Saxon Park Development in Needham Market.**

**The Property**

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**Location**

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 Hall**

With wood effect laminate flooring, two storage cupboards and doors leading to:





### Lounge/Diner

19'3 x 17'9 (5.87m x 5.41m)

A great sized L Shaped lounge/diner with double glazed window to front aspect and two double glazed bay windows to side aspect. A feature electric fireplace is situated in the lounge and is carpeted throughout, door leading to:

### Kitchen

9'2 x 6'4 (2.79m x 1.93m)

With double glazed window to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel sink, integrated eye level oven, gas hob with built-in cooker hood, integrated fridge/freezer and dishwasher. Tiled splashback surround and laminate flooring, doorway leading to:



### Utility Room

9'3 x 4'3 (2.82m x 1.30m)

With a range of wall and base level units, inset stainless steel sink, space and plumbing for washing machine, tiled splashback surround and laminate flooring. Double glazed frosted rear door and further door leading to hallway.



### Bedroom One

10'7 x 9'3 (3.23m x 2.82m)

Master double bedroom to the rear of the property with double glazed window to rear aspect, herringbone effect laminate flooring, door to walk-in-wardrobe and door leading to:

### Ensuite

6'2 x 5'5 (1.88m x 1.65m)

Three piece ensuite bathroom comprising walk in corner shower with tiled wall, low level WC and vanity inset hand wash basin. Laminate flooring and window to side aspect with extractor fan above.



## Bedroom Two

10'2 x 9'5 (3.10m x 2.87m)

Further double bedroom with built-in wardrobes & dresser unit, double glazed window to front aspect and carpeted throughout.

## Bathroom

6'7 x 6'7 (2.01m x 2.01m)

Three piece suite comprising panel bath, low level WC and hand wash basin. Partially tiled surround, laminate flooring and window to front aspect with extractor above.

## Outside

The wrap-around garden to the rear of the property is paved and is enclosed by fencing and benefits from two steel storage sheds, small wooden gate leading to rear of the property, outside water tap, Calor gas tank, water butt and wrought iron fence with gate.

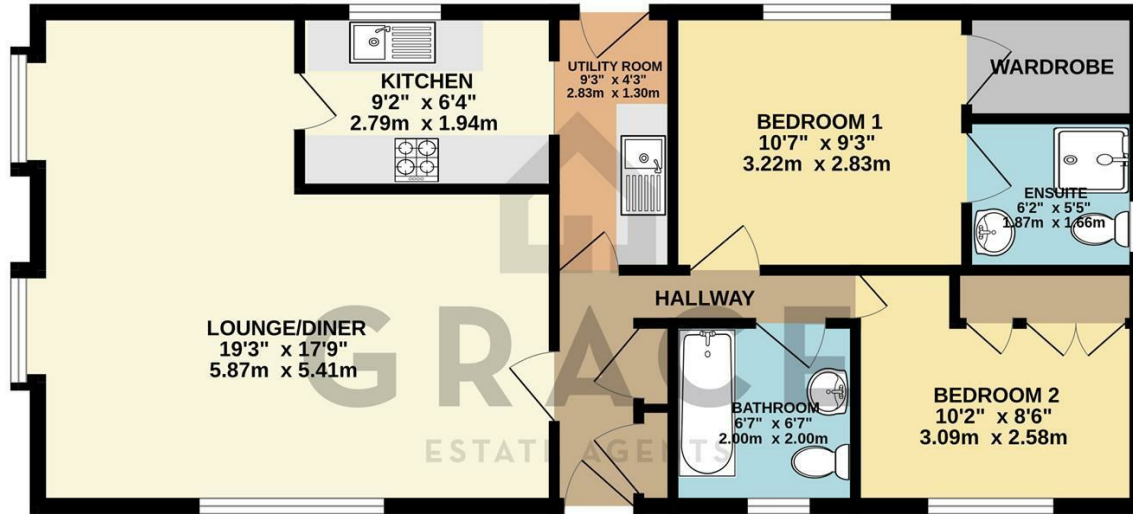
To the front of the property there is a driveway providing off road parking. To the rear, there is a curved brick wall with a grassed area and brick built steps leading to the rear door. The side of the property is gravelled with mature plants.

## Agents Note

- Over 50's Only.
- £241.34 Pitch Fee per month
- Water & Sewerage billed quarterly
- Electric billed quarterly

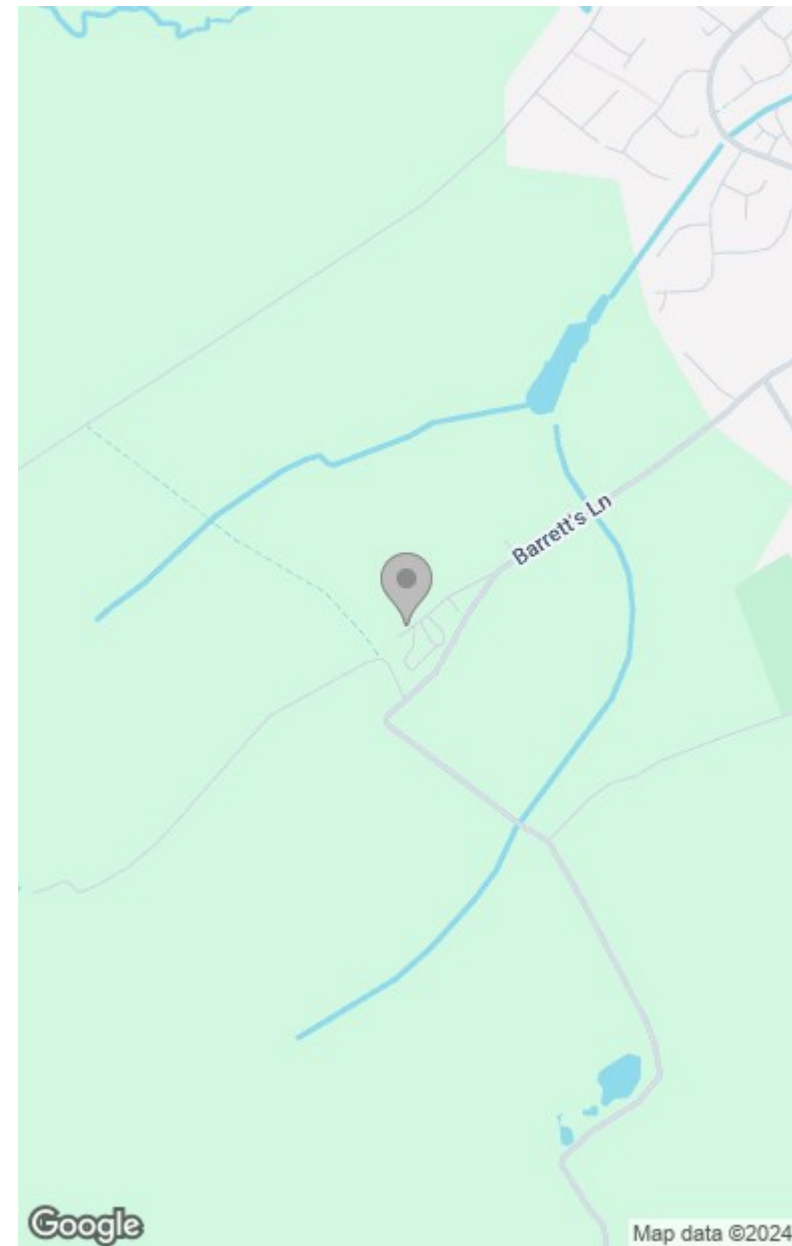


GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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