



**Ground Floor**  
**Approximate Floor Area**  
**678 sq. ft.**  
**(63.0 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**478 sq. ft.**  
**(44.4 sq. m.)**

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. 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.  
 Copyright V360 Ltd 2021 | www.houseviz.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**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.



**Plot 15, Highfields Hill House Lane, Needham Market, Ipswich, IP6 8EA** **£355,000**

This PRESTIGIOUS 3 Bedroom Detached new build house, linked only via the garage is located on the Highfields Development on the edge of Needham Market. Built to a high specification the property boasts Cloakroom, Living Room/Dining Room, Fully Fitted Kitchen, 3 Bedrooms, Family Bathroom, Garage, Driveway and Gardens.



## Plot 15, Highfields Hill House Lane, Needham Market, Ipswich, Suffolk, IP6

RFA

### 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.

With front door leading to...

### ENTRANCE HALL:

With stairs to first floor, under stairs storage cupboard and doors leading to...

### CLOAKROOM:

With double glazed window to front aspect, fitted with W.C, wash hand basin.

### LIVING/DINING ROOM: 19'4" x 14'9" (5.89m x 4.50m)

With double glazed window to rear aspect.

### KITCHEN: 10'4" x 8'8" (3.15m x 2.64m)

With double glazed window to front aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap over, integral oven and hob with extractor over.

### FIRST FLOOR

#### LANDING:

With built in storage cupboard, doors leading to...

#### BEDROOM 1: 15' x 10'8" (4.57m x 3.25m)

With double glazed window to front aspect, radiator.

#### BEDROOM 2: 10'8" x 9'1" (3.25m x 2.77m)

With double glazed window to rear aspect, radiator.

#### BEDROOM 3: 10'8" x 7'8" (3.25m x 2.34m)

With double glazed window to front aspect, radiator.

#### BATHROOM:

With double glazed window to rear aspect, fitted suite comprising bath, shower cubicle, W.C and wash hand basin, tiled walls.

#### OUTSIDE:

To the front of the property there is a paved driveway which leads to the GARAGE: With up and over door, power and light connected.

#### NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)

