



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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

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Plot 3 9 Chainbridge Close, Stowmarket Road, Needham Market, Ipswich, IP6 8JN **£485,000**

Brand new executive Four bedroom detached houses, built to a high specification these lovely houses offer ample living accommodation, open plan living, and ready to move straight in, be quick, call now to register your interest.



Plot 3 9 Chainbridge Close, Stowmarket Road, Needham Market, Ipswich, **ID 2 IN**

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.

FRONT DOOR:

OPEN PLAN ENTRANCE:

Light, open plan hallway with stairs to first floor.

OPEN PLAN KITCHEN DINING ROOM: 19'7" x 11'1" (5.97m x 3.38m)

Perfectly designed light, open plan living with double glazed door to rear garden, radiator, opening to kitchen with wall and base units, integrated appliances, sink and drainer and double glazed window to rear.

UTILITY:

Base units, space for appliances, sink and drainer, door to garage

LIVING ROOM: 12'2" x 17'1" (3.71m x 5.21m)

Double glazed windows to front, double glazed doors to rear garden, radiator.

STUDY: 10'3" .7'3" (3.14 .2.21)

Double glazed window to front, radiator.

LANDING:

Doors to . . .

BEDROOM ONE: 15'7" x 11'5" (4.75m x 3.48m)

Double glazed window to side, radiator, built in wardrobe door to..

ENSUITE: 8'0" x 5'4" (2.44m x 1.63m)

Double shower cubicle, low level WC, hand wash basin, built in wardrobes.

BEDROOM TWO: 14'0" x 10'6" (4.29 x 3.21)

Double glazed window to front, large built in wardrobe, radiator.

BEDROOM THREE: 16'7" x 14'9" (5.05m x 4.50m)

Double glazed window to sides, radiator.

BEDROOM FOUR: 11'3" x 8'2" (3.43 x 2.51)

Double glazed window to rear, radiator.

BATHROOM: 11'3" x 6'2" (3.43m x 1.88m)

Double glazed window to rear, bath, hand wash basin, low level WC, double shower cubicle.

OUTSIDE:

laid to lawn, fenced surround.

DOUBLE GARAGE:

Up and over doors, power and light.

OTHER NOTES:

NEEDHAM MARKET OFFICE:

119, High Street, Needham Market, needham@hamilton-smith.com 01449 722 242

