

Ground Floor
Approximate Floor Area
708 sq. ft.
(65.8 sq. m.)

First Floor
Approximate Floor Area
677 sq. ft.
(62.9 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.
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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

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 Hill House Lane, Needham Market, Ipswich, IP6 8EA **£345,000**

ONLY TWO PLOTS REMAINING. The Highfield Development on Hill House Lane in Needham Market is available to reserve now. built to a high specification. Needham Market is in the heart of Suffolk with idyllic surroundings and a warm sense of community. Nestled on the edge of Needham Market with good travel links the Development 3 bedroom semi detached modern and stylish homes. Please call Hamilton Smith for further details.



Plot Hill House Lane, Needham Market, Ipswich, Suffolk, IP6 8EA

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.

PLOT 6, THE CRAWFORD:

This PRESTIGIOUS 4 Bedroom DETACHED family home is located on the HIGHFIELDS DEVELOPMENT on the edge of Needham Market. Built to a high specification the property boasts Cloakroom, Living Room, Fully Fitted Kitchen/Dining Room, Utility, Study, Master Bedroom with En-Suite, Bedroom 2 with En-Suite, 2 Further Bedrooms, Family Bathroom, DOUBLE GARAGE, Driveway and Gardens.

PLOT 7, THE OSBORNE:

This PRESTIGIOUS 3 Bedroom DETACHED new build house 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, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Garage, Driveway and Gardens, Under Floor Heating on Ground Floor and Radiators on the First Floor.

PLOT 8, THE OSBORNE:

This PRESTIGIOUS 3 Bedroom link detached new build house 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, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Garage, Driveway and Gardens, Under Floor Heating on Ground Floor and Radiators on the First Floor.

PLOT 9, THE OSBORNE:

This PRESTIGIOUS 3 Bedroom link detached new build house 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, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Garage, Driveway and Gardens, Under Floor Heating on Ground Floor and Radiators on the First Floor.

PLOT 11, THE OSBORNE:

This PRESTIGIOUS 3 Bedroom link detached new build house 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, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Garage, Driveway and Gardens, Under Floor Heating on Ground Floor and Radiators on the First Floor.

PLOT 12, THE OSBORNE:

This PRESTIGIOUS 3 Bedroom link detached new build house 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, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Garage, Driveway and Gardens, Under Floor Heating on Ground Floor and Radiators on the First Floor.

NEEDHAM MARKET OFFICE:

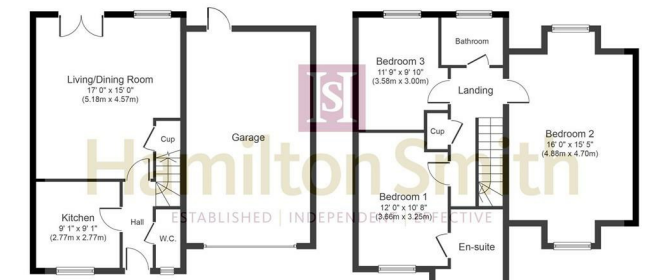
Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com



Ground Floor
Approximate Floor Area
1,167 sq. ft.
(108.4 sq. m.)

First Floor
Approximate Floor Area
834 sq. ft.
(77.5 sq. m.)

All dimensions are approximate and should be used as a guide only. Measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The vendor, architect and applicant shall have no liability and no guarantee as to their accuracy or efficiency can be given.
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Ground Floor
Approximate Floor Area
768 sq. ft.
(70.8 sq. m.)

First Floor
Approximate Floor Area
677 sq. ft.
(62.9 sq. m.)

All dimensions are approximate and should be used as a guide only. Measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The vendor, architect and applicant shall have no liability and no guarantee as to their accuracy or efficiency can be given.
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