

oakheart



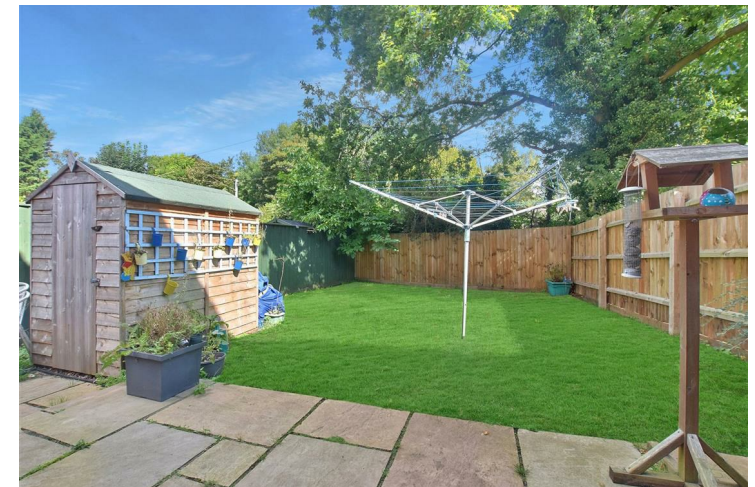
£290,000

Fixed Asking Price
Luff Meadow, Needham Market

Oakheart are delighted to offer to market this well presented three bedroom semi-detached family home, located in the ever popular market town of Needham Market. Set on a cul-de-sac road with a brick surround driveway leading to two properties, the property benefits from off road parking to the side, with space for at least three cars. Upon entry to the property, the hallway is spacious offering space for shoes and coats, with a door to the cloakroom, and another door heading through to the open plan Kitchen/Lounge.

The kitchen area benefits from built in appliances including dishwasher, oven with hob and extractor over and a built in fridge/freezer. There is space for a washing machine, and ample cupboard space. The lounge area is spacious with French doors leading out to the private rear garden. There is also a large storage cupboard under the stairs. Heading up to the first floor, at the top of the stairs the master bedroom is to your right, overlooking the garden, which is a considerable size with plenty of space for wardrobes and dressers. In the middle of the landing

is bedroom three, which is also a good size room and currently occupies a single bed with a desk. Bedroom Two is a long double room which overlooks the front of the property. The family bathroom benefits from a shower over, a low level WC and hand wash basin, with tiled surround and flooring. the property is extremely well presented throughout and offered in turn key condition ready for the new owner.

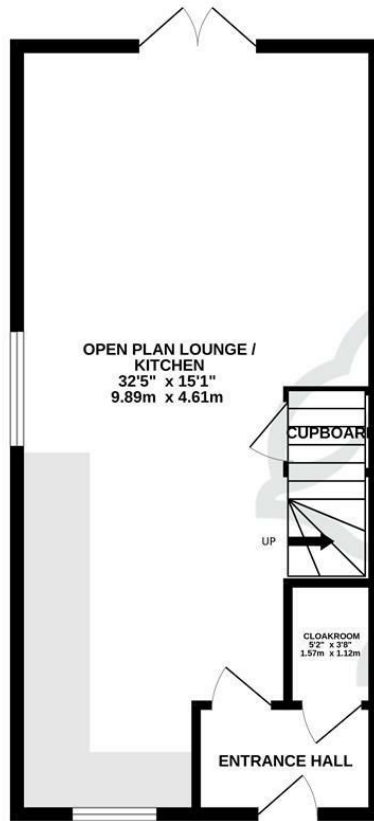




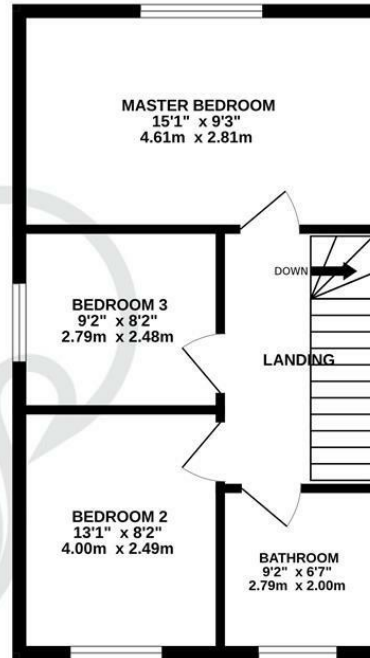




GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012sq.ft. (94.0 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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Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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