

BUCKS

PROPERTY AGENTS



27 Ammonite Drive, Needham Market, Ipswich, IP6 8FJ

Price Guide £335,000

- Extended 3 Bedroom End Town House
- 2018 Hopkins Built
- Accommodation on 3 levels
- 2 En Suites and Bathroom
- Garage
- No Onward Chain
- Extended Through Kitchen
- Well Presented Throughout
- Gas Central Heating

27 Ammonite Drive, Ipswich IP6 8FJ

No Onward Chain Extended 3 Bedroom End Town House located on the St Georges Park development on the edge of Needham Market. The current owner has extended off the Kitchen to the rear incorporating further living space. Well positioned on the development with a South East facing rear garden. Accommodation is over 3 floors with an Entrance Hallway, Cloakroom, Living room, Kitchen/Diner, Extension on the ground floor, 2 Bedrooms , one with En Suite and Bathroom on the first floor, Main. Bedroom with En Suite on the top floor. Attractive gardens front and rear. Garage is located directly next to the property under a coach house and has parking space. Needham Market offers something for everyone and has Local primary school, Doctors, Dentist, Good selection of individual and traditional shops along with pubs and restaurants. There is a railway station with services to Ipswich and Norwich and access to the branch line in the direction of Bury and Cambridge.



Council Tax Band: C



Entrance

Front door into hallway, Radiator, Stairs Off, Under stairs cupboard, Doors to

Cloakroom

6'1 x 2'9

Window to side, Wc, Wash Basin, Radiator

Living Room

16'10 x 10'7

Window to front, Radiator, Kardean flooring, Through to Kitchen/Diner

Kitchen/Diner

17'8 x 8'7

Double glazed window to rear, Doors to extension, Modern fitted Kitchen units and work tops, Space and plumbing for washing machine, Built in Oven, Gas Hob and Extractor, Cupboard housing Gas Boiler, Tiled Floor.

First Floor Landing

Airing cupboard with shelving, Radiator, Doors to and stairs to second floor

Bedroom

15'4 max x 11'1 max

2 Windows to front, Built in wardrobe, Radiator

En Suite

4'9 x 6'4

Window to front, Shower Cubicle, Wc, Wash Basin, Radiator, Extractor fan

Bedroom

12'6 to 8'9 x 10'6

Window to rear, Radiator.

Bathroom

8'6 x 6'9

Window to rear, Bath with shower attachment, Wc, Wash Basin, Extractor fan, Radiator.

Second floor landing

Bedroom

16' x 9'9 to 10'9

Tilt and turn window to rear, window to front, 2 Radiators

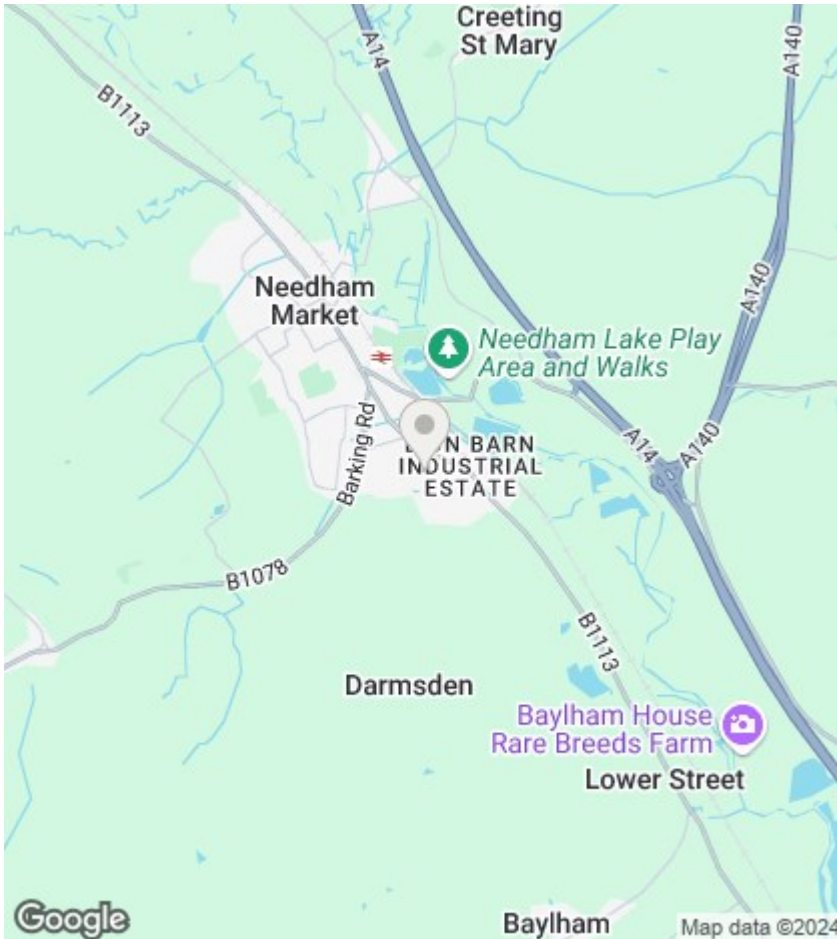
En Suite

8'10 x 3'9

Shower Cubicle, Wash basin, Wc, Shaver point, Extractor, Radiator

Outside

Attractive frontage which is laid to lawn, Shrubs and bedding area, Further area of garden behind the front wall, gate at side into garden, landscaped rear garden, borders, lawned, patio, Summer house that is insulated and Work shop, enclosed fencing, To the side of the property there is shared access drive which leads to the leasehold garage under the coach house.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn right towards Ammonite Dr Turn left onto Ammonite Dr Destination will be on the left

Viewings

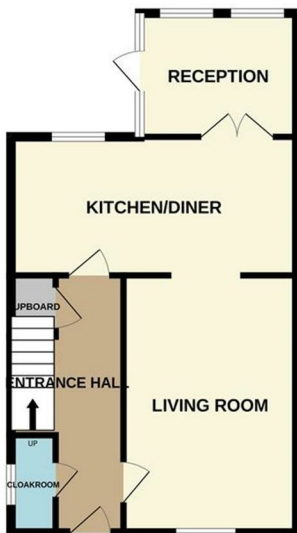
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

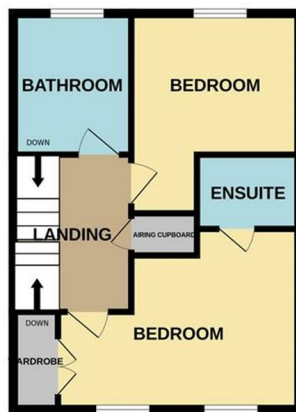
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.8 sq.m.) approx.



3 BEDROOM TOWN HOUSE

TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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