

BUCKS

PROPERTY AGENTS



17 Primrose Way, Needham Market, Ipswich, IP6 8HF

Offers In Excess Of £325,000

- DETACHED BUNGALOW
- EXTENDED OPEN PLAN LIVING
- SEALED UNIT DOUBLE GLAZING
- NEEDHAM MARKET
- OFF ROAD PARKING
- THREE BEDROOMS
- RECENTLY MODERNISED & RENOVATED
- GAS RADIATOR CENTRAL HEATING
- SINGLE GARAGE EN BLOC

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Bucks Property Agents are delighted to offer for sale this recently renovated, extended and modernised **THREE BEDROOM DETACHED BUNGALOW** situated in the sought after town of **NEEDHAM MARKET**. The property boasts **SEALED UNIT DOUBLE GLAZING**, **GAS RADIATOR CENTRAL HEATING**, **OPEN PLAN LIVING ACCOMMODATION** with a **HIGH SPECIFICATION KITCHEN** incorporating integrated appliances, **SINGLE GARAGE en bloc**, **OFF ROAD PARKING** and **REAR GARDEN**.

Needham Market offers something for everyone and has a 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 St Edmunds and Cambridge. The agents would recommend an internal inspection to appreciate the outstanding accommodation on offer.



Council Tax Band: C



ENTRANCE PORCH:

With laminate style flooring

HALLWAY:

With radiator, loft access, and laminate style flooring. The loft has been part boarded and houses the combi boiler which is 4 years old and has a pull down loft ladder for access.

KITCHEN/LOUNGE OPEN PLAN:

With a range of high and low level units, electric oven at eye level, electric hob with extractor hood and fan, sink and drainer, integrated microwave, washing machine and fridge freezer. Tiled splash backs, two full size radiators, laminate style flooring, TV point, two windows to side and patio doors to rear.

BEDROOM 1:

With full length radiator and full length window to front.

BEDROOM 3:

With radiator and full length window to front

BEDROOM 2:

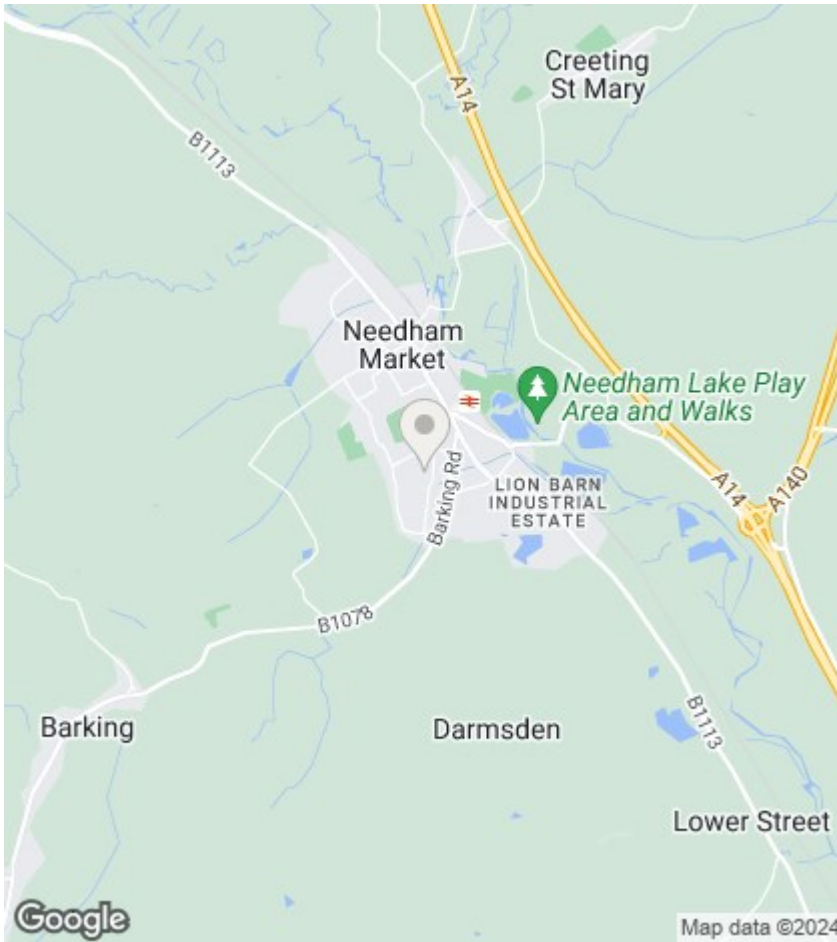
Door leading from the open plan kitchen/lounge with radiator, high level window to side and window to rear.

SHOWER ROOM:

With low level WC, basin in vanity unit, walk in shower, heated towel rail, half tiled walls, tiled floors and window to side.

OUTSIDE

To the front of the property is decorative aggregate, sleepers and side path with gate leading to rear gardens. The rear gardens comprise of raised lawns, raised patio area, decorative aggregate and sleepers the garden is fenced all around with a gate to rear and is in need of some landscaping. The rear gate leads to a single garage which is en bloc with up and over door and two off road parking spaces.



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 onto Barking Rd/B1078 Turn right onto Chainhouse Rd Turn left onto Hargrave Ave Turn right onto Primrose Way Destination will be on the right

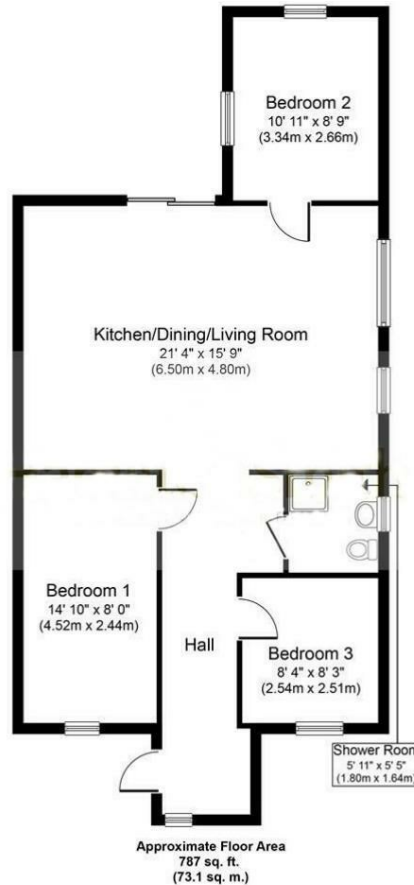
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	



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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