

Sand Martin Way Needham Market, Suffolk









## 5 Sand Martin Way, Needham Market, IP6 8FH.

Needham Market offers a wonderful balance of community spirit and convenience, with independent shops, cafés, pubs and a railway station providing links to Ipswich and beyond. Countryside walks are right on the doorstep, while the A14 is easily accessible for wider commuting.

Tucked away on the highly regarded Hopkins Homes development, this attractive semi-detached property offers the ease of modern living with the reassurance of approximately nine years remaining on its NHBC warranty. With well-proportioned rooms, a high-quality finish and a beautifully landscaped garden, it presents an ideal opportunity for first-time buyers, downsizers or young families alike.

## A stylish, nearly-new three-bedroom home with landscaped garden, garage and countryside views – located on the edge of a popular modern development in thriving Needham Market.

- Stylish three-bedroom home with high-quality finish and tasteful décor throughout
- Remaining 9 years NHBC warranty, offering peace of mind for buyers
- Spacious kitchen/dining room with French doors to the landscaped rear garden
- Principal bedroom with countryside views, fitted wardrobe and en suite shower room
- Professionally landscaped rear garden with patio, pergola, and gated access to parking and garage
- Sought-after modern development within easy reach of Needham Market's amenities and railway station

The welcoming entrance hall sets the tone, offering access to a cloakroom/WC and staircase rising to the first floor. To the front is a bright and comfortable sitting room, while the rear of the house is dominated by a superb L-shaped kitchen/dining room – perfect for entertaining or relaxed family living. This well-planned space includes a comprehensive range of fitted units and integrated appliances, along with French doors leading to the garden.

Upstairs, the principal bedroom enjoys views across open countryside and features built-in wardrobes and an en suite shower room. Two further well-sized bedrooms share a contemporary family bathroom, and there's a useful storage cupboard on the landing.

The rear garden has been professionally landscaped and is a genuine feature of the home – a private haven with patio terrace and pergola for summer dining, neat lawn and colourful borders. A pedestrian gate leads to the off-road parking area and single garage

## **Outside**

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**SERVICES:** Mains water, electricity and drains. Gas fired central heating.

**NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

Offices at: Newmarket 01638 669035 Clare 01787 277811 Long Melford 01787 883144 Leavenheath 01206 263007 Castle Hedingham 01787 463404 Woolpit 01359 245245

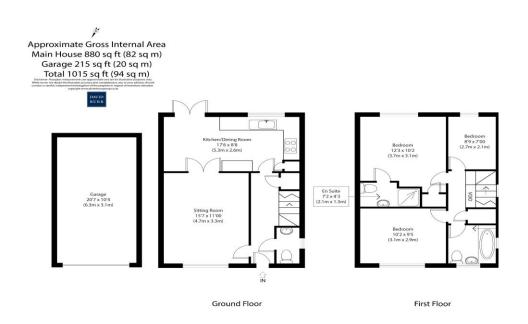
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**COUNCIL TAX**: Band C

**EPC RATING:** B

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245





**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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