



**Sand Martin Way
Needham Market, Suffolk**

**DAVID
BURR**



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

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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



Approximate Gross Internal Area
Main House 880 sq ft (82 sq m)
Garage 215 sq ft (20 sq m)
Total 1015 sq ft (94 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. We do not warrant the floor plan accuracy and completeness, and you should always conduct a careful, independent investigation of the property in respect of its actual dimensions.

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