

BELEMNITE WALK NEEDHAM MARKET FOR SALE

- MODERN HOME
- 1 BEDROOM SEMI
- SOUGHT AFTER AREA
- ONLY 5 YEARS OLD
- LARGE BEDROOM
- GOOD SIZED GARDEN
- PARKING FOR TWO CARS

PRICE
£200,000



GD Estates are delighted to offer to the market for sale this modern and spacious one-bedroom semi-detached house in the popular St. Georges Park development, located in the sought-after town of Needham Market. The property is just 5 years old and therefore, still within its NHBC Warranty. The internal accommodation is modern throughout and comprises a living room, kitchen, cloakroom, large double bedroom, and family bathroom. Externally, there is a generous garden for a property of its style, along with off-road parking for two vehicles.



LOCATION:

The property is situated on the St. Georges Park estate within the popular town of Needham Market. The town is extremely well served and offers a variety of local amenities, including a train station with mainline services to London Liverpool Street, several well-regarded public houses, a post office, a football club, and multiple convenience stores. It also benefits from easy access to the A14 trunk road, providing convenient links to the nearby towns of Stowmarket, Ipswich, Bury St Edmunds, and onward connections to London via the M11.

ENTRANCE HALL:

The property is entered via composite glazed door into the spacious internal hallway. Large under-stairs storage cupboard, 1x radiator, access to;

CLOAKROOM:

White suite comprising low level WC and pedestal wash hand basin with complimentary tiled splash back. Obscure uPVC window to side aspect. 1x rad.

KITCHEN:

Well equipped, modern kitchen boasting a range of under-counter and wall-mounted cabinets beneath roll-edge granite effect worktops with complimentary tiled splashbacks. Inset stainless steel sink and 1/2 with drainer and mixer tap over. Cupboard housing combination boiler. Space and plumbing for dishwasher/washing machine & fridge freezer. Electric oven with gas hob and extractor over. uPVC double glazed window to front aspect.

LIVING ROOM:

Light and airy living room with stairs to first floor, uPVC window to front aspect. 1x rad. Composite glazed door to rear garden.

LANDING:

Spacious landing with large storage cupboard. uPVC window to front aspect. 1x rad. Access to;

BEDROOM 1:

Spacious bedroom with large storage cupboard, x2 uPVC windows to rear aspect. 1x rad.

BATHROOM:

Modern three pieced white suite comprising panelled bath with screen and mains shower over, low level WC, pedestal wash hand basin with mixer tap over. uPVC window to front aspect. 1x rad.

EXTERNALLY:

Externally to the rear the property boasts a generous garden for a property of its style, predominantly laid to lawn with paved path connecting the property to the rear gate. Side storage area housing garden shed. The property also benefits from off-road parking for two vehicles.



TENURE:

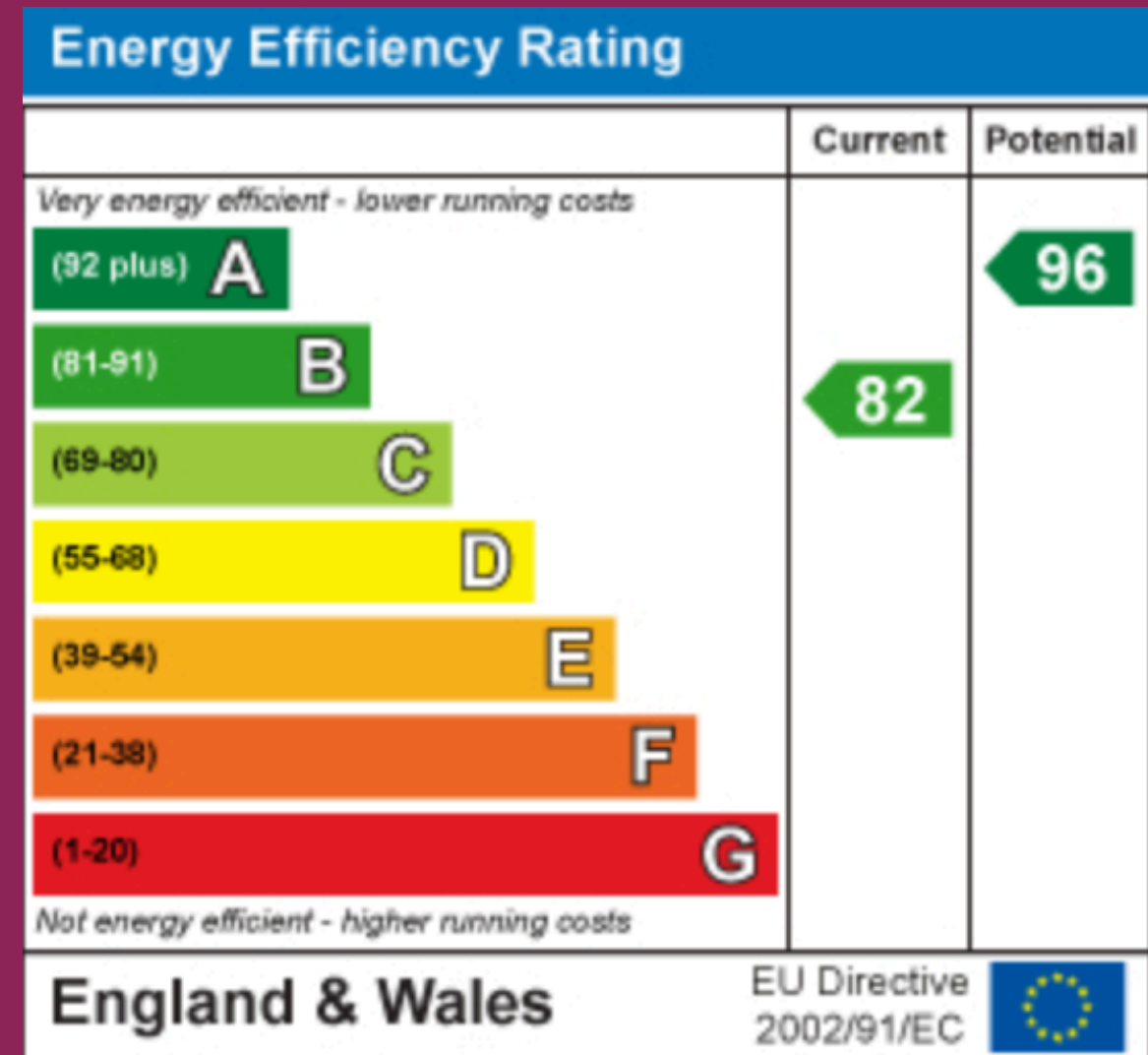
For sale FREEHOLD with vacant possession upon completion. There is an estate charge to maintain the roads, parking and play park areas which costs circa £150 per annum.

SERVICES:

Mains services are connected including gas, water, electricity and drainage. Gas central heating

AGENTS NOTE:

In accordance with The Property Ombudsman requirements, you are advised that a member of GD Estates staff (or their family members) are the vendor of this property.



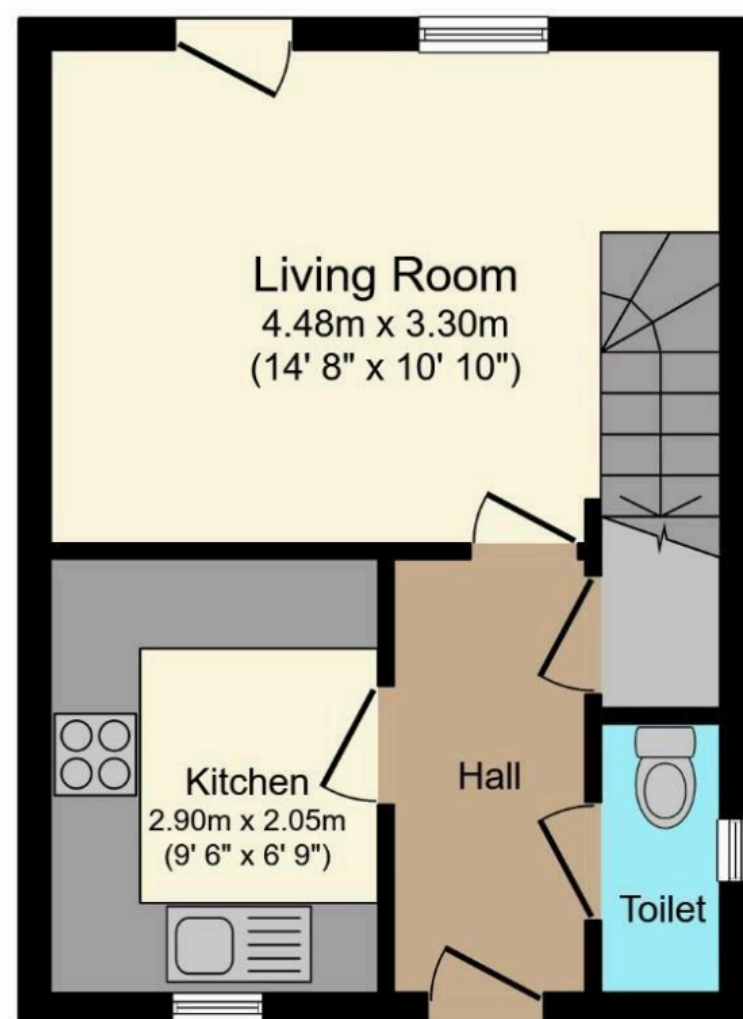
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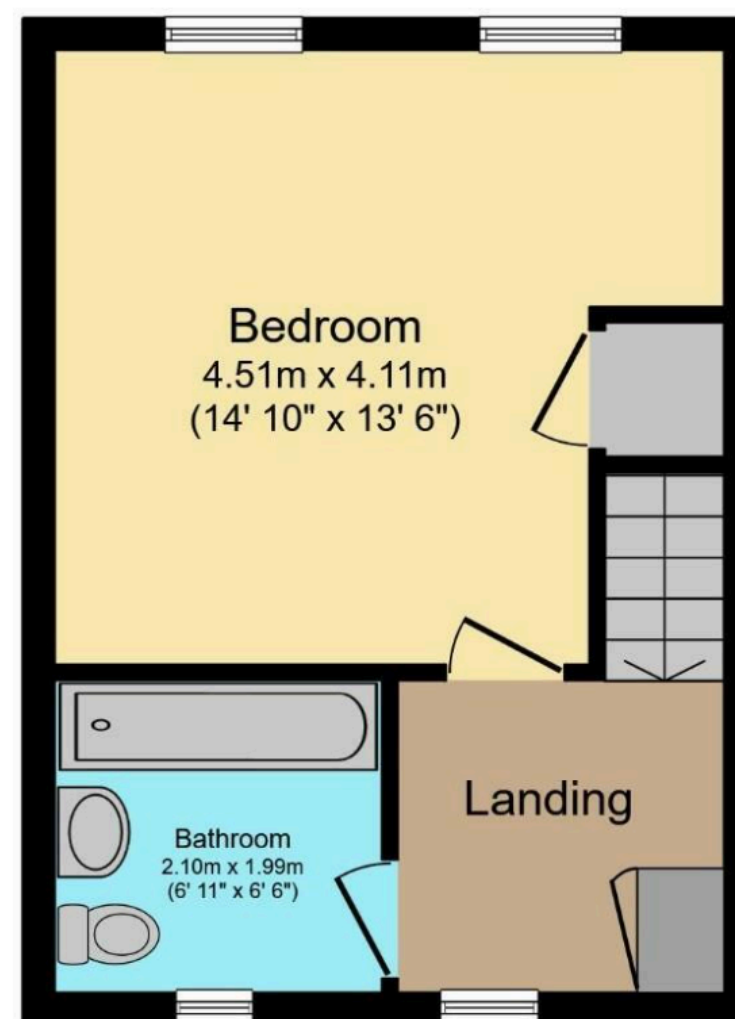
sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ



Ground Floor



First Floor

Total floor area 56.5 sq.m. (608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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