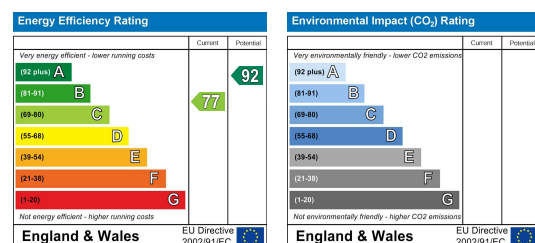


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

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DATA PROTECTION ACT 1998

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4 Hawks Mill Mews Hawks Mill Street, Needham Market, Ipswich, IP6 8TL £240,000

PRICED TO SELL.. This property is a charming detached individual barn style modern home occupying a lovely tucked away setting on a private drive yet within a short walk of historic Needham Market's town centre. The property benefits from Ground Floor Cloakroom, Lounge, Kitchen with Triple Aspect, 2 Bedrooms, First Floor Bathroom, Exposed Crossbeams, South Facing Garden and Off Road Parking.



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NEEDHAM MARKET:

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

FRONT ENTRANCE DOOR:

ENTRANCE HALLWAY:

With wooden floor, stairs to first floor, under stairs cupboard, radiator and doors leading to...

KITCHEN/DINER: 12'1" (max) x 9'10" (3.68m (max) x 3.00m)

With double glazed windows to front and side aspects, door to rear garden, fitted with a range of wall and base level units with drawers and work surfaces over, inset stainless steel one and half bowl sink unit and drainer, integral electric oven and 4 ring gas hob with extractor over, space for other appliances.

CLOAKROOM:

Fitted with W.C, wash hand basin and radiator.

LIVING ROOM: 13'11" x 11'1" (4.24m x 3.38m)

With two windows to front aspect, wooden floor and radiator.

FIRST FLOOR:

LANDING:

With Velux window to rear aspect and doors leading to...

BEDROOM 1: 13'11" x 11'1" (4.24m x 3.38m)

With two double glazed windows to side aspect and radiator.

BEDROOM 2: 10'2" x 7'9" (3.10m x 2.36m)

With double glazed window to side aspect and radiator.

BATHROOM:

With double glazed window to side aspect, fitted suite comprising panelled bath with shower over, low level W.C, wash hand basin and radiator.

OUTSIDE:

The garden is south facing, sunny and laid to gravel with mature shrubs. It is enclosed by close boarded fencing and a red brick wall. There is also a paved area to the rear of the cottage enclosed by red brick wall. There is off road parking for 2 cars.

NEEDHAM MARKET:

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