



**Ground Floor**  
**Approximate Floor Area**  
**708 sq. ft.**  
**(65.8 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**677 sq. ft.**  
**(62.9 sq. m.)**

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. 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**2 Barn Field Drive, Needham Market, IP6 8FY**

**£345,000**

This PRESTIGIOUS 3 Bedroom link detached new build house is located on the Highfields Development on the edge of Needham Market. Built to a high specification the property boasts Cloakroom, Living Room/Dining Room, Fully Fitted Kitchen, 3 Bedrooms, Family Bathroom, Garage, Driveway and Gardens, Under Floor Heating on Ground Floor and Radiators on the First Floor.



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## 2 Barn Field Drive, Needham Market, Suffolk, IP6 8FY

### 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.

With front door leading to...

### ENTRANCE HALL:

With stairs to first floor and doors leading to...

### CLOAKROOM:

With double glazed window to front aspect, low level W.C and wash hand basin.

### LIVING/DINING ROOM: 16'6" x 15'6" (5.03m x 4.72m)

With French doors to rear aspect, double glazed window to rear aspect, under stairs storage cupboard.

### KITCHEN: 9'5" x 9'4" (2.87m x 2.84m)

With double window to front aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer.

### FIRST FLOOR

#### LANDING:

With built in cupboard and doors leading to...

#### BEDROOM 1: 12'10" x 11' (3.91m x 3.35m)

With double glazed window to front aspect and door leading to...

#### EN-SUITE:

With double glazed window to front aspect, fitted suite comprising shower cubicle, W.C and wash hand basin, part tiled walls.

#### BEDROOM 2: 19'5" x 9'4" (5.92m x 2.84m)

With double glazed windows to front and rear aspects.

#### BEDROOM 3: 12' x 9'11" (3.66m x 3.02m)

With double glazed window to rear aspect.

### BATHROOM:

With double glazed window to rear aspect, fitted suite comprising bath, shower cubicle, W.C and wash hand basin, tiled walls.

### OUTSIDE:

To the front of the property there is a driveway which leads to the GARAGE: With up and over door.

The garden to the rear of the property has patio area and is enclosed by panel fencing.

### NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)

