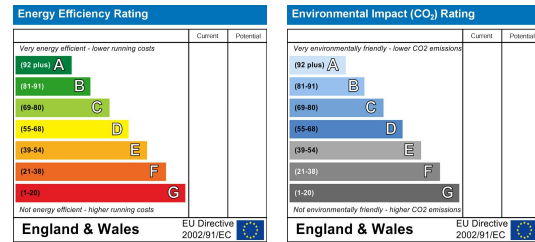


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.  
Copyright V360 Ltd 2024 | www.houseviz.com



## Plot 4 Chainbridge Close, Stowmarket Road, Needham Market, IP6 8JN

**£475,000**

Brand new executive Four bedroom detached houses, Built to a high specification these lovely houses offer ample living accommodation, open plan living, and are ready to move straight in. Be quick, call now to register your interest.



### 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.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

# Plot 4 Chainbridge Close, Stowmarket Road, Needham Market, Suffolk, IP6 2 IN

## 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 DOOR:

## OPEN PLAN ENTRANCE:

Hallway with stairs to first floor and doors to...

## OPEN PLAN KITCHEN/DINING ROOM: 17'10" x 10'11" (5.46m x 3.35m)

Double glazed bifold doors to rear garden, double glazed window to rear. Wall and base units with work tops, sink and drainer with mixer tap, integrated oven and hob, extractor, wine fridge, fridge/freezer, dishwasher, breakfast bar with cupboards underneath, spot lights and door to...

## UTILITY: 7'3" x 5'4" (2.22m x 1.63m)

Sink and drainer, wall and base units, space for appliances and wall mounted boiler.

## CLOAKROOM:

Part tiled walls, tiled floor, low level W/C and vanity hand wash basin.

## LIVING ROOM: 15'7" x 11'7" (4.76m x 3.54m)

Double glazed window to front.

## STUDY: 7'7" x 6'0" (2.33m x 1.83m)

Double glazed window to front and side.

## LANDING:

With doors to . . .

## BEDROOM 1: 15'7" x 9'10" (4.76m x 3.0m)

Double glazed window to front,

## ENSUITE:

Double shower cubicle, low level W/C, wall mounted towel rail and vanity hand wash basin.

## BEDROOM 2: 11'3" x 9'10" (3.43m x 3.0m)

Double glazed window to rear, and radiator.

## BEDROOM 3: 19'9" x 17'8" (6.03m x 5.40m)

Double glazed windows to front and rear, radiator.

## BEDROOM 4: approx 8'2" x 13'1" (approx 2.5m x 4.0m)

Double glazed window to front, radiator.

## BATHROOM: 10'11" x 6'3" (3.35m x 1.93m)

Double glazed window to rear, bath, vanity hand wash basin, low level WC, shower cubicle and wall mounted towel rail.

## OUTSIDE:

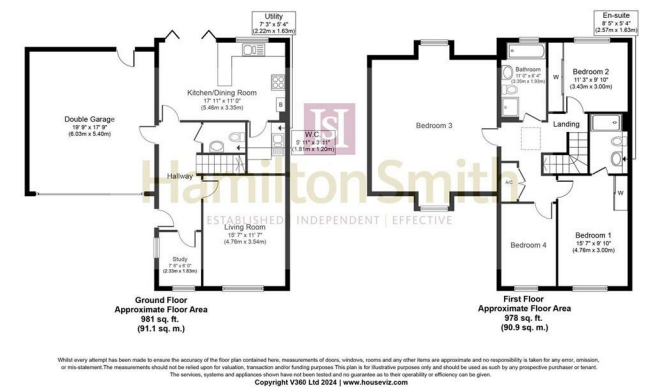
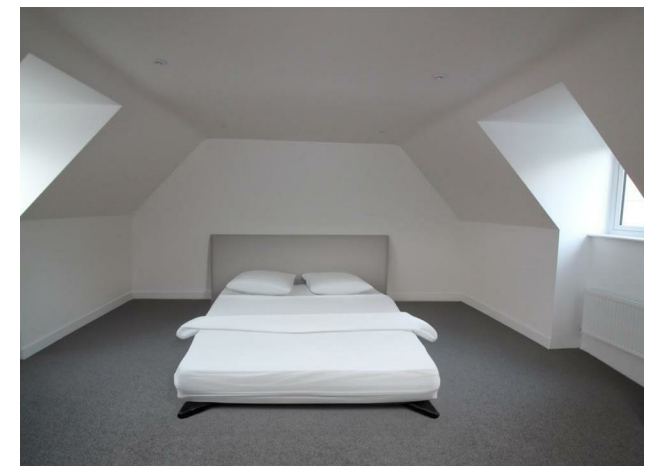
Laid to lawn, fenced surround.

## DOUBLE GARAGE:

Up and over doors, power and light and double glazed door to garden.

## NEEDHAM MARKET OFFICE:

119, High Street, Needham Market, needham@hamilton-smith.com 01449 722 242



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The measurements should be used only for guidance, for illustrative and/or building purposes. This plan is for illustrative purposes only and should be used in conjunction with the property's title plan. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright © 2024 Hamilton Smith. www.hamilton-smith.com