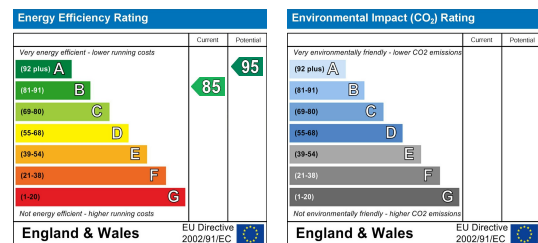


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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## 42 Quarry Avenue, Needham Market, Ipswich, IP6 8FA £325,000

Built in 2020 this three DOUBLE bedroom town house offers ample living accommodation spread over three floors including family bathroom and two further en-suites, kitchen/diner, living room, cloakroom, gardens to front and rear, garage off road parking and EV charging point, Surrounded by scenic gardens, and close to the High street and Needham Lakes.



### 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.

## 42 Quarry Avenue, Needham Market, Ipswich, IP6 8FA

### 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.

### ENTRANCE HALLWAY:

Stairs to first floor and doors to ...

### CLOAKROOM:

Low level W/C, hand wash basin and radiator.

### LIVING ROOM: 14'11" x 10'0" (4.57 x 3.05)

Double glazed window to front, two radiators and double doors opening to ...

### KITCHEN / DINER: 16'11" x 8'0" (5.18 x 2.44)

Double glazed window to rear, double glazed doors to rear, tiled floor, range of wall and base units, 1 1/2 sing and drainer, integrated oven, hob and extractor and space for further appliance.

### LANDING:

Doors to...

### BEDROOM: 14'11" x 10'0" (4.57 x 3.05)

Two double glazed windows to front, built in storage space, radiator and door to ..

### EN-SUITE:

Shower cubicle, low level W/C, hand wash basin, radiator.

### BEDROOM: 10'0" x 8'0" (3.05 x 2.44)

Double glazed window to rear, radiator.

### BATHROOM:

Double glazed window to rear, panelled bath with mixer tap and shower head, low level W/C, hand wash basin, radiator.

### LANDING:

Door to

### BEDROOM: 16'0" x 8'11" (4.88 x 2.74)

Double glazed window to front, Velux window to rear, built in storage, radiator and door to ...

### EN-SUITE:

Double shower cubicle, low level W/C, hand wash basin,

### OUTSIDE:

Front, lawn area, pathway to front door, off road parking and EV charging point.

Rear, Lawn, fenced surround, patio and side access

### GARAGE:

### NEEDHAM MARKET OFFICE

Hamilton Smith Needham Market  
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