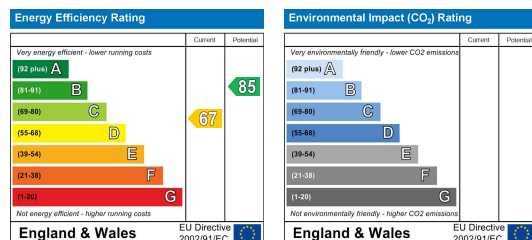


Ground Floor

First Floor

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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## 30 Ludbrook Close, Needham Market, Ipswich, IP6 £300,000

**8EE**  
This FOUR bedroom extended semi detached house is located close to the high street of Needham Market. The property includes, 4 upstairs bedrooms, downstairs bedroom/study (converted garage), good sized driveway, living/kitchen/dining area, master bedroom with en-suite, family bathroom and garden.



### 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.



## 30 Ludbrook Close, Needham Market, Ipswich, IP6 8EE

### 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 TO...

### ENTRANCE HALL:

Double glazed door to front aspect, tiled floor, radiator, stairs to first floor, doors to...

### BEDROOM FIVE/STUDY: 17'7" x 8'3" (5.36m x 2.51m )

Double glazed window to front aspect, radiator and laminate floor.

### DINING ROOM: 13'1" x 12'2" (3.99m x 3.71m)

Double glazed widow to front aspect, radiator, under-stairs cupboard, opening to...

### LIVING ROOM: 14'11" x 10'9" (4.57 x 3.28)

Open to...

### KITCHEN: 16'4" x 8'2" (4.98m x 2.49m)

With double glazed window to rear aspect, Velux window, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and space for appliances

### SNUG: 10'11 x 7'6" (3.33m x 2.29m)

Double glazed rear doors to rear aspect, storage cupboard, sky light, open to kitchen.

### LANDING:

Loft access and doors leading to...

### BEDROOM ONE: 15'7" x 9'3" (4.75m x 2.82m)

Double glazed window to front aspect, radiator and door leading to;

### EN-SUITE:

Recessed spot extractor, recessed spot lights, double glazed window to side aspect, heated towel rail, loft access, low level flush W/C, hand wash basin, tiled shower cubicle

### BEDROOM TWO: 12'9" x 8'7" (3.89m x 2.62m )

Double glazed window to rear aspect, radiator and built in wardrobe.

### BEDROOM THREE: 9'3" x 9'1" (2.82m x 2.77m )

Double glazed window to rear aspect and radiator.

### BEDROOM FOUR: 9'3" x 9'1" (2.82m x 2.77m)

Double glazed window to rear aspect and radiator.

### BATHROOM:

Double glazed window to rear aspect, low level flush W/C, hand wash basin, vinyl floor, recessed spotlights.

### OUTSIDE:

To the front of the property there is a block paved driveway providing off road parking.

The rear garden has a paved patio, decked seating area, is laid to lawn with mature shrubs and is fully enclosed.

