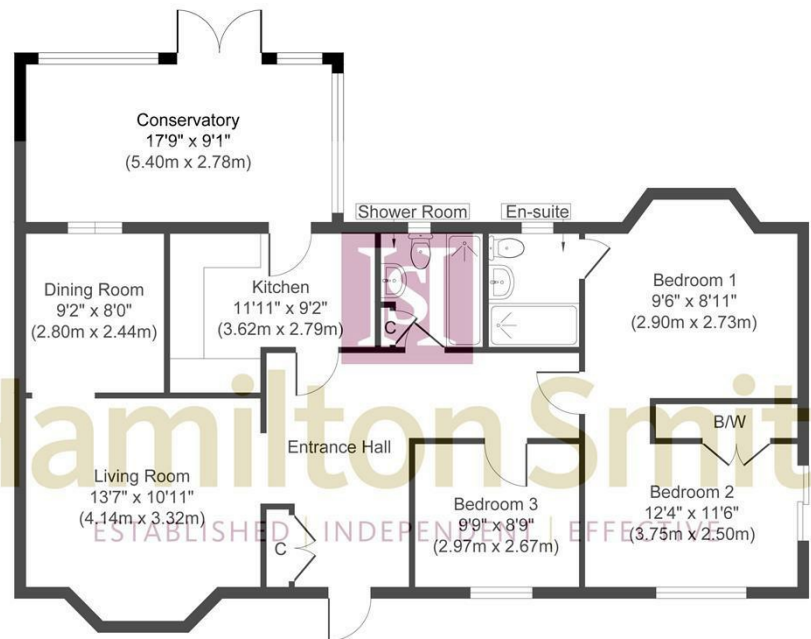




Approximate Floor Area  
1,109 sq. ft  
(103.03 sq. m)

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. 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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29 Burton Drive, Needham Market, Ipswich, IP6 8XD      £425,000

Sitting on a good size plot this well presented three bedroom detached bungalow sits within a perfect location in Needham Market. Offering stunning views the property offers over 1100 sq feet of accommodation, double garage, three bedrooms, master with en-suite, lovely gardens to front, rear and side and ample off road parking. Internal Viewing is highly recommended.



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.



29 Burton Drive, Needham Market, Ipswich, IP6 8XD

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:

Storage cupboard, radiator and doors to...

LIVING ROOM: 13'6" x 10'10" (4.14 x 3.32)

Double glazed bay window to front and further window to side, wood burner set into fireplace, radiator and opens to...

DINING ROOM: 9'2" x 8'0" (2.80 x 2.44)

Double glazed sliding doors to conservatory, radiator, laminate floor and serving hatch.

KITCHEN: 11'10" x 9'1" (3.62 x 2.79)

Double glazed window to rear, wall and base units, tiled floor, integrated oven, Induction hob, extractor, dishwasher, wall mounted boiler, worktop, splash back tiles, water softener, LED lighting and door to...

CONSERVATORY: 17'8" x 9'1" (5.40 x 2.78)

GUARDIAN WARM ROOF, double glazed door to rear garden, double glazed windows over looking rear garden, spotlights, tiled floor and hard roof.

BEDROOM ONE: 9'6" x 8'11" (2.90 x 2.73)

Double glazed bay window to rear, built in cupboard, radiator and door to...

EN-SUITE:

Double glazed window to rear, under floor heating, walk in double shower, hand wash basin with vanity unit under, low level w/c and wall mounted towel rail.

BEDROOM TWO: 12'3" x 8'2" (3.75 x 2.50)

Double glazed window to front, double glazed doors to side garden and radiator.

BEDROOM THREE: 9'8" x 8'9" (2.97 x 2.67)

Double glazed window to front and radiator.

SHOWER ROOM:

Double glazed window to rear, walk in shower, under floor heating, tiled floor, hand wash basin with vanity, low level w/c, airing cupboard, immersion heater.

OUTSIDE

Front ; laid to lawn and ample off road parking

Rear ; Overlooking fields, perfectly kept garden with mature shrubs and borders, laid to lawn, patio and fenced and hedged surround.

AGENTS NOTES:

Double garage, 2 sheds, en-suite under floor heating to bathroom, solar panel control for hot water, exterior wall insulation.

NEEDHAM MARKET:

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