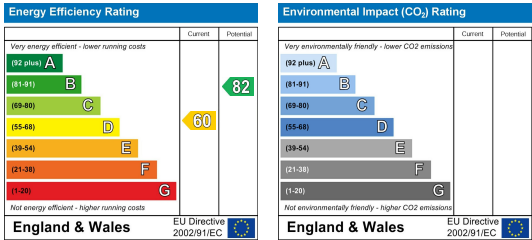




Total Area: 94.7 m² ... 1020 ft²



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.



1 Burton Drive, Needham Market, Ipswich, IP6 8XA £350,000

Sitting upon a corner plot conveniently located in Needham Market this, four bedroom detached family home, offering ample living accommodation (over 1000 square feet) including, master bedroom with en-suite, gardens to front and rear, garage and off road parking.



1 Burton Drive, Needham Market, Ipswich, IP6 8XA

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:

Double glazed window to front, radiator, low level w/c and hand wash basin.

DINING ROOM: 11'6" x 11'7" (3.52 x 3.54)

Fully opening double width double glazed french doors to rear, laminate effect wooden flooring, radiator and doors to...

KITCHEN: 11'5" x 8'5" (3.50 x 2.58)

Two double glazed windows to rear, double glazed door to outside, tiled floor, tiled walls, integrated oven, hob, extractor, dishwasher and fridge/freezer.

LIVING ROOM: 11'5" x 16'5" (3.50 x 5.01)

Double glazed window to front and side, laminate effect wooden flooring, radiator and working fireplace.

LANDING:

Doors to...

BEDROOM ONE: 9'2" x 12'5" (2.80 x 3.80)

Double glazed window to rear, radiator and door to...

ENSUITE:

Shower.

BEDROOM TWO: 10'11" x 9'5" (3.34 x 2.89)

Double glazed window to front and side and radiator.

BEDROOM THREE: 7'5" x 8'4" (2.27 x 2.55)

Double glazed window to rear and radiator.

BEDROOM FOUR: (Currently used as a dressing room/s 8'5" x 6'6" (2.58 x 1.99)

Double glazed window to side and radiator.

BATHROOM:

Double glazed window to rear, paneled bath with shower over, vanity sink and low level w/c.

GARDEN:

FRONT:

Sitting upon a corner plot with lawn, mature shrubs, off road parking and access to garage.

REAR:

The rear garden is a private and deceptively spacious garden with brick and fence surround, feature tiered gardens, patio, lawn areas and side access. The vendor has advised that there is a summer house/office with electric supply and adjoined side shed which is negotiable.

GARAGE:

Electronic roller door.

NEEDHAM MARKET:

Hamilton Smith Needham Market
01449 722 242
needham@hamilton-smith.com
www.hamilton-smith.com

AGENTS NOTE:

The vendor has advised that there is a summer house/office with electric supply and adjoined side shed which is negotiable.

