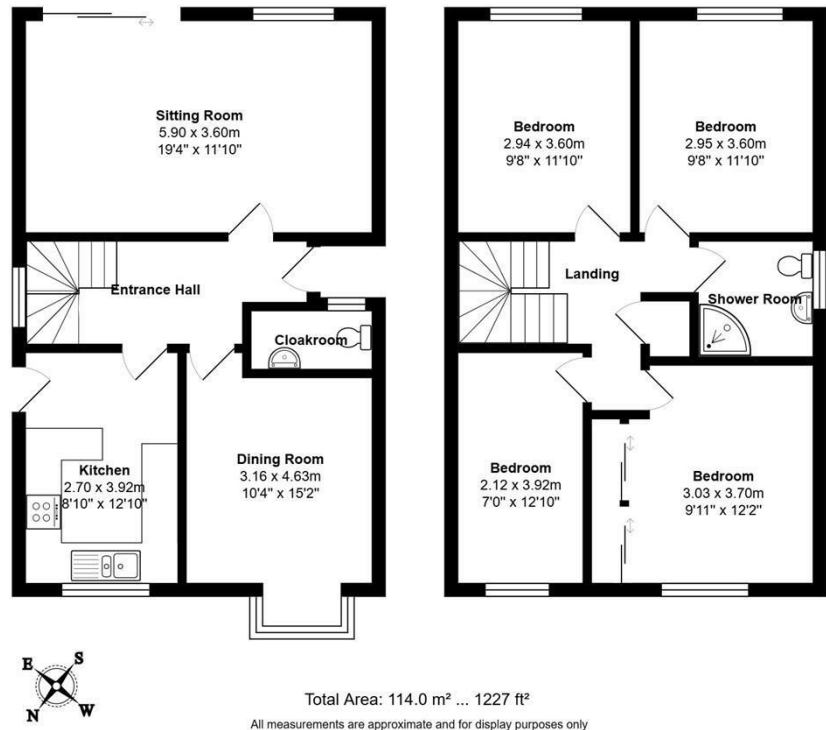


44 Steggall Close, Needham Market, Ipswich, IP6 8EB £300,000

OFFERED WITH NO ONWARD CHAIN this FOUR bedroom detached family home is located in the popular town of Needham Market. The property has gardens to front and rear, off road parking and provides ample living accommodation.



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.

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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 HALL:

Stairs to first floor and doors to...

CLOAKROOM:

Window to side, low level w/c and hand wash basin.

DINING ROOM: 10'4" x 15'2" (3.15m x 4.62m)

Double glazed square bay window to front and radiator.

LIVING ROOM: 19'4" x 11'10" (5.89m x 3.61m)

Double glazed window to rear, double glazed door to rear. Feature fireplace and radiator.

KITCHEN: 12'10" x 8'10" (3.91m x 2.69m)

Double glazed window to front and door to outside. Range of wall and base units with work surfaces over and splash back tiles. Sink with mixer tap and space for appliances.

LANDING:

Airing cupboard and doors to...

BEDROOM ONE: 12'2" x 9'11" (3.71m x 3.02m)

Double glazed window to front, radiator and built in wardrobe.

BEDROOM TWO: 11'10" x 9'8" (3.61m x 2.95m)

Double glazed window to rear and radiator.

BEDROOM THREE: 11'10" x 9'8" (3.61m x 2.95m)

Double glazed window to rear and radiator.

BEDROOM FOUR: 12'10" x 7'0" (3.91m x 2.13m)

Double glazed window to front. and radiator

SHOWER ROOM:

Double glazed window to side, corner shower cubicle, pedestal wash hand basin and low level W/C.

OUTSIDE:

FRONT:

To the front of the property there is a lawn area, driveway leading to the single GARAGE.

REAR:

The rear garden is mainly laid to lawn with mature flower and shrub borders.

NEEDHAM MARKET:

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