



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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7 Barnfield Drive, Needham Market, IP6 8FY

£355,000

Perfectly presented 3 Bedroom linked detached house is located on the edge of Needham Market. Built to a high specification the property boasts Cloakroom, Living Room/Dining Room, Fully Fitted Kitchen, conservatory, 3 Bedrooms, Family Bathroom, Garage, Driveway and Gardens.



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.

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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 HALLWAY

With stairs to first floor, under storage cupboard and doors leading to.

CLOAKROOM

With double glazed window to front, Low level WC, hand wash basin and wall mounted towel radiator.

LIVING / DINING ROOM 19'4 x 14'9 (5.89m x 4.50m)

Double glazed window to rear and patio doors to conservatory.

CONSERVATORY: 10'6" x 9'6" (3.20m x 2.90m)

Double glazed doors and windows to garden.

KITCHEN 10'4" x 8'7" (3.15 x 2.64)

With double glazed window to front aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap over, integral oven and hob with extractor over.

FIRST FLOOR

LANDING

With built in storage cupboard and doors leading to.

BEDROOM ONE 14'11" x 10'7" (4.57 x 3.25)

Double glazed window to front, radiator.

BEDROOM TWO 10'7" x 9'1" (3.25 x 2.77)

Double glazed window to rear and radiator.

BEDROOM TWO 10'7" x 7'8" (3.25 x 2.34)

Double glazed window to rear and radiator

BEDROOM THREE 10'7" x 7'8" (3.25 x 2.34)

Double glazed window to front and radiator.

BATHROOM

OUTSIDE

Front, laid to lawn, pathway to front door and off road parking.

Rear, laid to lawn, patio and fenced surround.

GARAGE

Up and over door.

AGENTS NOTES

Conservatory added since new underfloor heating on the ground floor

NEEDHAM MARKET:

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