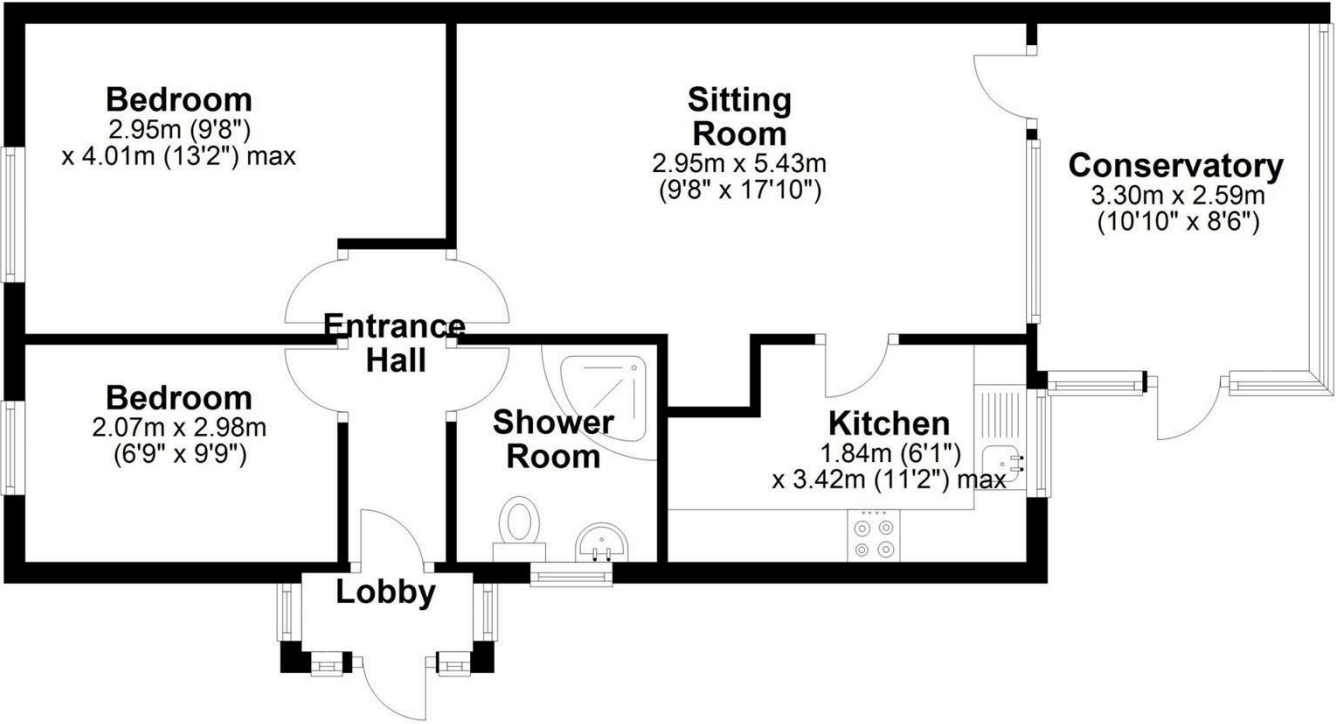


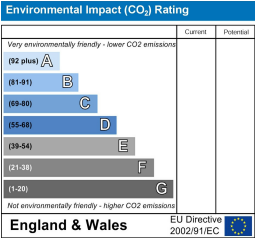
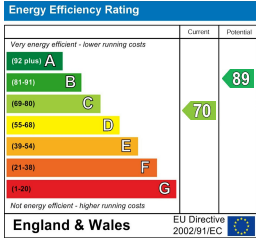
Ground Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



Total area: approx. 59.1 sq. metres (635.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



6 Luff Meadow, Needham Market, Ipswich, IP6 8DP £275,000

A perfectly presented semi-detached bungalow in Needham market providing lovely open plan living and ample accommodation with gardens to front and rear, off road parking and garage.



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.



## 6 Luff Meadow, Needham Market, Ipswich, IP6 8DP

### 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.

### LOBBY

Double glazed windows to front and door to ...

### ENTRANCE HALL

Doors to ....

### SITTING ROOM 17'9" x 9'8" (5.43 x 2.95)

Double glazed window to conservatory, opening to kitchen, steps up to loft room and radiator

### LOFT ROOM

With window, power and light.

### CONSERVATORY 10'9" x 8'5" (3.30 x 2.59)

Door to rear garden, tiled floor, radiator, double glazed windows over looking rear garden.

### KITCHEN 11'2" x 6'0" (3.42 x 1.84)

Double glazed window to rear, wall and base units, sink and drainer, space for appliances.

### BEDROOM ONE 13'1" x 9'8" (4.01 x 2.95 )

Double glazed window to front, radiator.

### BEDROOM TWO 9'9" x 6'9" (2.98 x 2.07)

Double glazed window to front, radiator.

### SHOWER ROOM

Double glazed window to side shower, low level WC, hand wash basin.

### OUTSIDE

Front, lawn, off road parking.

Rear, patio tiles, brick and fence surround, door to ...

Garage, up and over door.

### NEEDHAM MARKET:

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

