



Quinton Road,
Needham Market, IP6 8DA

MaxwellBrown

Independent Property Agents

£265,000 Freehold

Located in the ever popular historic small town of Needham Market this meticulously maintained semi-detached house, lived in by the current vendor since construction in 1975 has beautifully presented, spacious family accommodation including Lounge/diner, well fitted kitchen with integrated appliances, utility lobby, cloakroom, 3 good sized bedrooms and family bathroom. Double glazing, electric heating, garage, off street parking for 2 cars and well kept gardens to front and rear are further benefits. Viewing is strongly advised



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Sealed unit double glazed door to:

Entrance Hall:

Stairs to first floor, Fischer electric radiator, coving, smoke detector, doors to:

Lounge/diner:

With coving, 2 Fischer electric radiators, TV aerial socket, sealed unit double glazed window to front and part-glazed door or:

Kitchen:

Fitted with a range of white gloss fronted Shaker style units with stone effect worktops comprising resin Frankee inset sink unit with mixer tap, cupboard under, worktops with cupboards, drawers and space under, peninsula breakfast bar, Belling ceramic hob, and oven with extractor hood over and glass splashback, eye level units, tiled splashbacks, vinyl flooring, coving, integrated dishwasher, plumbing for automatic dishwasher, integrated fridge, pull out sauce racks, Fischer electric radiator, sealed unit double glazed door to rear, door to:

Utility lobby:

Vinyl flooring, Fischer electric radiator, understairs cupboard, coving, sealed unit double glazed door to side and door to:

Cloakroom:

Fitted with a white low level WC and corner basin, vinyl flooring, sealed unit double glazed window to side.

First floor landing:

Access to loft, coving, Fischer electric radiator, smoke detector, door to:

Bathroom:

Fitted with a white suite comprising low level WC, pedestal wash basin, panelled bath with Triton shower over, heated towel rail, fully tiled walls, downflow electric heater, ceramic tiled floor, cluster spot lighting, sealed unit double glazed window to rear.

Bedroom 1:

Creda panelled radiator, coving, sealed unit double glazed window to front.

Bedroom 2:

TV aerial socket, coving, triple wardrobe with sliding doors, shelf and hanging space, airing cupboard housing lagged hot water tank with immersion heater, Creda panelled radiator, coving, sealed unit double glazed window to rear.

Bedroom 3:

Creda panelled radiator, built-in over stairs cupboard, coving, sealed unit double glazed window to front.

Outside:

To the front of the house there is a long open-planned well kept front garden laid mainly to lawn. Concrete path giving access to the front and the covered walkway via double wrought iron gates, giving access to the utility room, garage, driveway and enclosed rear garden with paved patio retaining brick wall and step to lawned area surrounded by hedging. The single garage has power and light, eaves storage space, side window and up and over door to double concrete driveway allowing off road parking for 2 cars

Services:

We understand from the vendor that main water, electricity and drainage are connected to the property.

Council tax: band B. Mid Suffolk District Council

Broadband: Maximum Available download speeds:

Standard: Mbps download

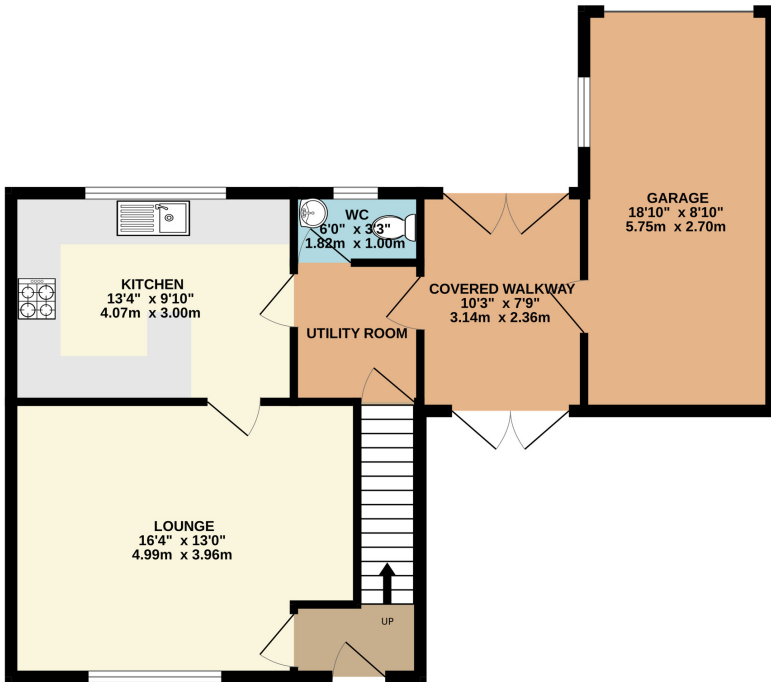
Superfast: 3Mbps download

Ultrafast: Mbps Download

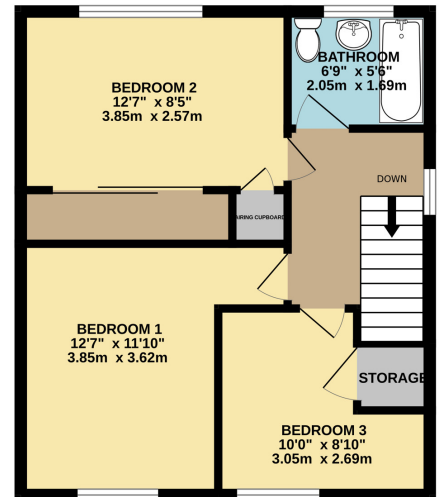
Information source Ofcom.org.uk



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



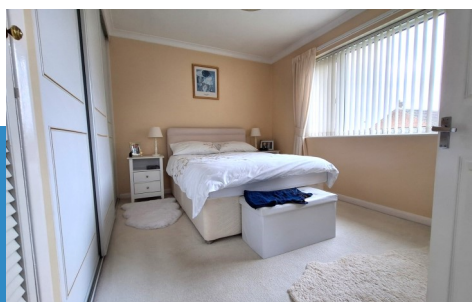
1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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AWAITING EPC





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

