



Morris Way  
Needham Market, IP6 8TD  
£250,000 Freehold

**MaxwellBrown**

Independent Property Agents

Situated in a quiet cul-de-sac, on the popular Chainhouse development within walking distance of the centre of Needham market, which has a wide range of facilities, this modern 3 bedroom semi-detached house has been extended to form accommodation including, entrance hall, bathroom, fitted kitchen, 25ft lounge/dining room, 3 bedrooms to the first floor, single garage, enclosed gardens incorporating patio and lawned areas, gas fired central heating and sealed unit double glazing.



Sealed unit double glazed door and side panels to:

**Entrance hall:** With radiator, stairs to first floor and doors to:

**Bathroom:** Fitted with a white suite, comprising of panelled bath, with galaxy electric shower over, wash hand basin with storage cupboard below, low level flushing suite with concealed cistern, radiator, sealed unit double glazed window to front, three fully tiled walls inset spot lights.

**Kitchen:** Fitted with a range of maple effect fronted units, stone effect worktops with matching splashbacks, comprising single drainer stainless steel sink unit with mixer tap, cupboards and space under, plumbing for automatic washing machine, Ideal Mexico gas fired boiler supplying hot water and central heating system, Hotpoint electric hob, double oven and extractor hood, sealed unit double glazed window to front, inset ceiling spotlights.

**Lounge/Diner:** With coved ceiling, TV point, radiator, wall lights, mock fireplace with timber surround, sealed unit double glazed window to side, and sliding patio doors to rear garden.

**First floor landing:** access to loft, smoke detector radiator, doors to:

**Bedroom 1:** Sealed unit double glazed window to front, radiator, coving, built in airing cupboard housing lagged hot water tank, Picketwith emersion heater and Honeywell central heating programmer:

**Bedroom 2:** With sealed unit double glazed window to rear, radiator, over stairs cupboard.

**Bedroom 3:** With sealed unit double glazed window to rear, radiator.

**Outside:** Front garden is open planned and laid to lawn, concrete driveway giving parking space for at least 3 cars leading to a single garage with up and over door, power and light, personnel door to rear.

**Rear garden:** With a paved patio boarded by retaining sleepers, with steps up to lawned area with flowering front borders, enclosed by close board fencing.

#### Services:

We understand from the vendor that all mains services are connected to the property.

Council Tax Band 'B' Mid Suffolk District Council.

#### Broadband speeds:

Maximum download speed

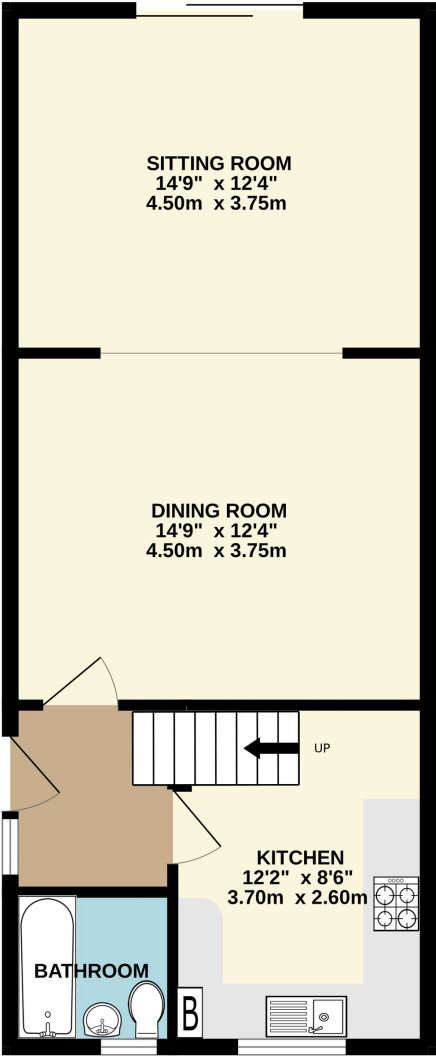
Standard 17Mbps: Superfast 80Mbps

Networks in area Openreach information source Ofcom.org.uk

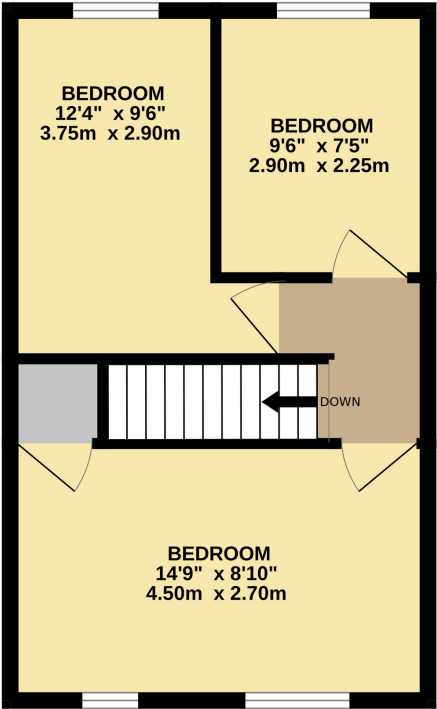




GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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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.

