





Sand Martin Way, Needham Market, IPSWICH, IP6 8FH

william h brown

welcome to

Sand Martin Way, Needham Market, IPSWICH

Discover this charming 3-bed semi-detached home in the sought-after Needham Market, complete with two bathrooms & cloakroom, enclosed garden & ample parking. Perfect for families, NHBC warranty remaining & short distance to the Train Station. Call to book your viewing now!

Needham Market

Needham Market is a charming and historic town that exudes quintessential English charm. With a rich history, scenic landscapes, and a close-knit community, this town offers much to explore and appreciate. The architecture in Needham Market is a testament to its past, with many buildings showcasing beautiful examples of Tudor and Georgian styles.

The Suffolk countryside surrounding Needham Market is lush and picturesque, offering numerous opportunities for outdoor activities. The River Gipping runs through the town, providing a scenic backdrop for leisurely walks and picnics. Nearby, Needham Lake is a popular spot for families, birdwatchers, and walkers, with its tranquil waters and abundant wildlife.

Needham Market boasts a warm and welcoming community. The town hosts a variety of events throughout the year, including local markets, fairs, and cultural festivals, which bring residents and visitors together. The town also has a strong sense of community spirit, with local organizations and clubs offering activities and support for people of all ages.

Conveniently located, Needham Market benefits from easy access to larger towns and cities. The town has its own train station, with regular services connecting it to Ipswich, Bury St Edmunds, and London. This makes it an ideal location for those who appreciate the tranquillity of a small town but require access to urban amenities.

Sand Martin Way

Discover this delightful semi-detached home located in the highly sought-after Needham Market, perfect for families seeking comfort and convenience.

Upon entering, you'll be greeted by a welcoming entrance hall that leads to the first floor via stairs, with an understairs cupboard for additional storage. The ground floor boasts a convenient downstairs cloakroom with a two-piece suite. Relax in the spacious living room that provides a cosy atmosphere for family gatherings. The well-appointed kitchen features French doors that open up to the garden, an integrated fridge freezer, and space for a washing machine, making it an ideal space for culinary creations and entertaining.

Upstairs, the first floor landing offers access to the loft and an airing cupboard. The master bedroom is a serene retreat, complete with a built-in cupboard and an ensuite bathroom featuring a three-piece suite. Two additional bedrooms provide ample space for family members or guests, and a family bathroom with a three-piece suite completes the upper level.

The rear garden is enclosed by fencing with a rear access gate. It boasts patio and lawn areas, bordered by shrubbery, a pergola for outdoor enjoyment, and a timber shed for storage. There is also a garage en bloc to the rear of the property and a driveway for two cars, providing ample parking space.

This property comes with the added reassurance of an NHBC warranty, ensuring quality and peace of mind for years to come. Conveniently located close to the train station, commuting is a breeze.









Accommodation

Entrance Hall
Part glazed front door, stairs to first floor, understairs cupboard, coved ceiling, radiator and vinyl flooring.

Downstairs Cloakroom
Frosted window to side, fitted with a low level WC and pedestal hand wash basin with mixer tap and splash back, coved ceiling, spotlights, radiator and vinyl flooring.

Living Room
Window to front, coved ceiling, radiator and carpeted flooring.

Kitchen
Window and French doors to rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, electric oven with gas hob and cooker hood over, integrated fridge freezer and dishwasher, space for washing machine, spotlights, part tiled walls, coved ceiling, radiator and ceramic tiled flooring.

First Floor Landing
Window to side, access to loft, airing cupboard, radiator and carpeted flooring.

Bedroom One
Window to rear, built-in cupboard, coved ceiling, radiator and carpeted flooring.

En-Suite
Fitted with a three-piece suite comprising a shower cubicle, pedestal hand wash basin with mixer tap and low level WC, spotlights, extractor fan, part tiled walls, radiator and vinyl flooring.

Bedroom Two
Window to front, coved ceiling, radiator and carpeted flooring.

Bedroom Three
Window to rear, coved ceiling, radiator and carpeted flooring.

Family Bathroom
Window to front, fitted with a three-piece suite comprising a panelled bath with mixer spray shower attachment over, pedestal hand wash basin with mixer tap and low level WC, spotlights, extractor, part tiled walls, radiator and vinyl flooring.

Outside

Rear Garden
Fence enclosed with rear access gate, patio and lawn areas, flower and shrubbery borders, pergola, outside light and tap, timber shed.

Parking
Garage en bloc to the rear of the property and 2 car driveway.

Agents Notes
£425 Per Annum (Approx.) For Maintenance

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

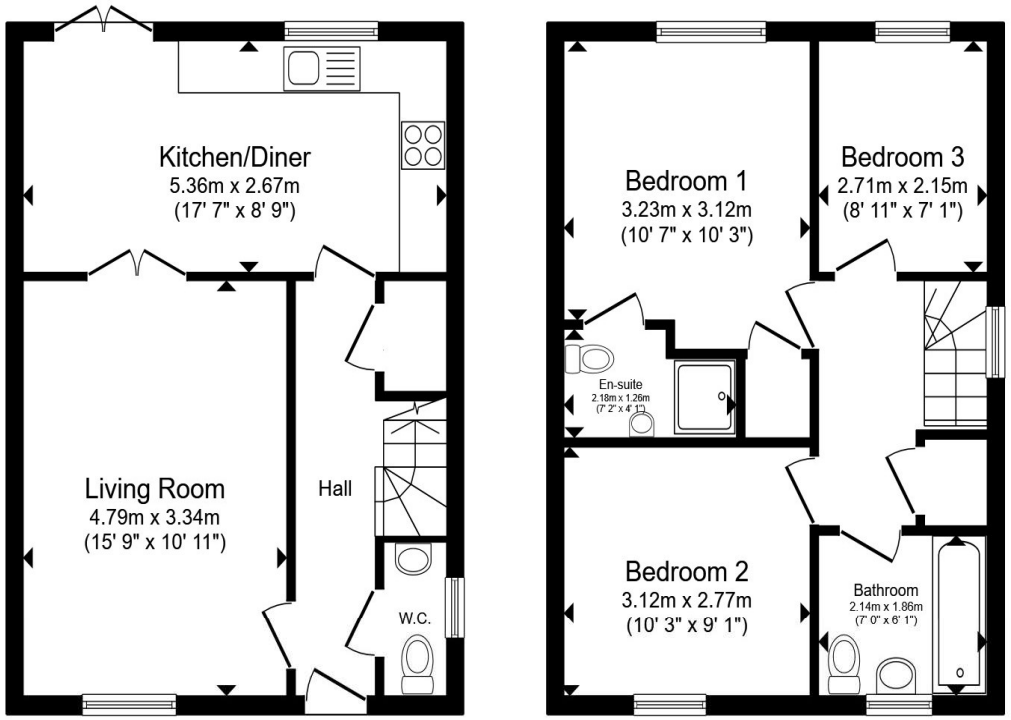
Sand Martin Way, Needham Market, IPSWICH

- Semi-Detached Home
- Three Bedrooms
- Family Bathroom, En-Suite & Downstairs Cloakroom
- NHBC Warranty Remaining
- Garage En Bloc & 2 Car Driveway

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£290,000



Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SMK104804 - 0006

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