



**Foxglove Avenue
Needham Market, Suffolk**

**DAVID
BURR**

14 Foxglove Avenue, Needham Market, Suffolk, IP6 8JJ

Needham Market is a desirable small town situated in the heart of Mid Suffolk. There is a good selection of everyday amenities together with independent shops, Co-op supermarket, public houses, cafes and primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant. Needham Lake is a popular local Conservation Area with a number of scenic countryside walks. There is a train station with connecting services to mainline rail services at Stowmarket having hourly trains to London Liverpool Street (under 90 mins) and Ipswich, Cambridge and Norwich. The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

Situated within easy reach of the good range of shops and everyday amenities available in the centre of Needham Market, this semi-detached house offers an opportunity for a buyer seeking a property to update and improve. The accommodation includes three bedrooms together with a sitting room, conservatory, kitchen and ground floor bathroom. The property would now benefit from a comprehensive programme of restoration and improvement but offers clear potential for a buyer to create a comfortable home in a convenient position within the town. Outside, there is ample off-street parking for numerous vehicles, together with a detached garage and both front and rear gardens.

A three-bedroom semi-detached house close to Needham Market's shops, offering excellent potential for improvement with generous parking, a detached garage and gardens.

Entrance Porch: A welcoming area having entrance door leading into a small lobby with a further door opening into the entrance hall.

Entrance Hall: Staircase rising to the first floor with doors leading through to the sitting room, kitchen and bathroom.

Sitting Room: A well-proportioned reception room positioned to the rear of the property with a door opening through to the conservatory.

Conservatory: Located to the rear of the property and providing views over the garden, with double doors opening onto the outside.

Kitchen: Positioned to the front of the property and fitted with a range of wall and base units under work preparation surfaces. Having space and room for appliances.

Bathroom: Fitted with a bath, wash basin and WC.

First Floor

Landing: Providing access to all three bedrooms and a useful storage cupboard.

Bedroom One: A double bedroom overlooking the rear garden.

Bedroom Two: A further double bedroom positioned to the front of the property.

Bedroom Three: A smaller bedroom which could equally serve as a study or dressing room if required.

Outside

To the front of the property there is a generous area providing ample off-street parking for numerous vehicles, together with access to a detached garage. The property also benefits from front and rear gardens, with the rear garden offering scope for landscaping and improvement.

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SERVICES: Mains water, drainage and electricity are connected. Gas fired central heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC Rating: C

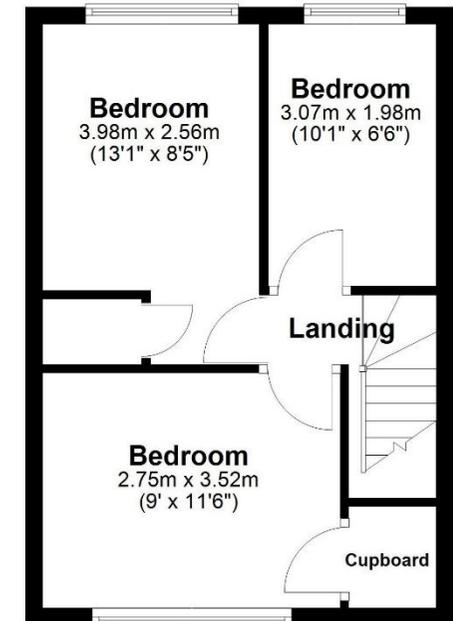
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approx. 41.3 sq. metres (444.4 sq. feet)



First Floor
Approx. 31.7 sq. metres (341.3 sq. feet)

Total area: approx. 73.0 sq. metres (785.7 sq. feet)

