



Rock Estates



Orchid Way

Needham Market, Ipswich, IP6 8JQ

Offers in excess of £230,000



## Orchid Way

Needham Market, Ipswich, IP6 8JQ

Located in Orchid Way, Needham Market, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With two bedrooms and two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The inviting woodburner adds a touch of warmth and character, making it the perfect spot to unwind during the cooler months. The fitted kitchen and well-appointed bathroom ensures that all your needs are met, making daily routines a breeze.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, enhancing the overall appeal of this lovely home.



### Entrance Hall

Radiator. Stairs to first floor. Doors to;

### Kitchen

13'2" x 11'1" (4.02 x 3.4)

Double glazed window to front. Wall and base level units with worksurfaces over. Space for oven and hob with extractor over. Space for dishwasher. Space for washing machine and fridge freezer. Inset one and half bowl sink and drainer unit with mixer tap over. Coving. Spotlights.



### Dining Room

14'5" x 10'9" (4.4 x 3.3)

Double glazed window to rear. Radiator. Coving. Archway to;

### Living Room

13'1" x 11'1" (4.0 x 3.4)

Double glazed sliding doors to rear. Radiator. TV point. Feature wood burner. Coving. Spotlights.





### Bathroom

Double glazed window to front. White suite comprising bath with shower over. Low level wc. Pedestal basin with mixer tap over. Heated towel rail. Extractor fan. Coving.

### Bedroom One

14'5" x 10'2" (4.4 x 3.1)  
Double glazed window to rear. Radiator. Coving.

### Bedroom Two

11'5" x 9'10" (3.5 x 3.0)  
Double glazed window to front. Built in wardrobes. Radiator.



### Outside

#### Driveway/Carport

The hardstanding driveway provides parking for 2/3 cars and benefits from outdoor plug sockets and storage.

#### Rear Garden

The rear garden is predominantly laid to lawn, providing a generous and versatile outdoor space. Hardstanding areas offer practical areas for seating or outdoor use, while useful storage adds further functionality. The garden is well suited for both relaxation and everyday living.



## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddensham Road, Needham Market, Suffolk, IP6 8NU  
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk

## Area Map



## Energy Efficiency Graph

