



**47 Quarry Avenue, Needham Market**

Guide Price £270,000 - £280,000

## Needham Market, Ipswich

This stylish and modern two-bedroom detached coach house is positioned at the end of a quiet no-through road within the sought-after St George's Park development in Needham Market. Set apart from neighbouring properties and offering a rare level of privacy, the home is just moments from the vibrant town centre, providing easy access to a variety of shops, cafes, and everyday amenities. The property is thoughtfully designed throughout and presents an excellent opportunity for first-time buyers, downsizers, or those seeking a well-located investment. With a private entrance, well-proportioned living spaces, and a landscaped garden, it offers both comfort and convenience in equal measure.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## Location

Located in a sought-after residential area on the edge of Needham Market, Quarry Avenue offers a peaceful setting with excellent access to everyday amenities. The town centre is within easy reach and provides a range of independent shops, cafes, a post office, and two Co-op supermarkets. Local highlights include a traditional butchers, a popular bakery, two dental practices, and the award-winning Alder Carr Farm shop and restaurant, known for its fresh produce and seasonal dishes. Residents also benefit from pubs, takeaways, a doctors' surgery, and well-regarded primary and secondary schools. For those needing to commute, Needham Market railway station offers regular services to Ipswich, Cambridge, and beyond, while nearby road links connect easily to the A14 and A140. The area is also surrounded by scenic countryside, ideal for walking and outdoor pursuits. With a strong sense of community and a blend of convenience and calm, Needham Market continues to be a desirable place to call home.

## Quarry Avenue

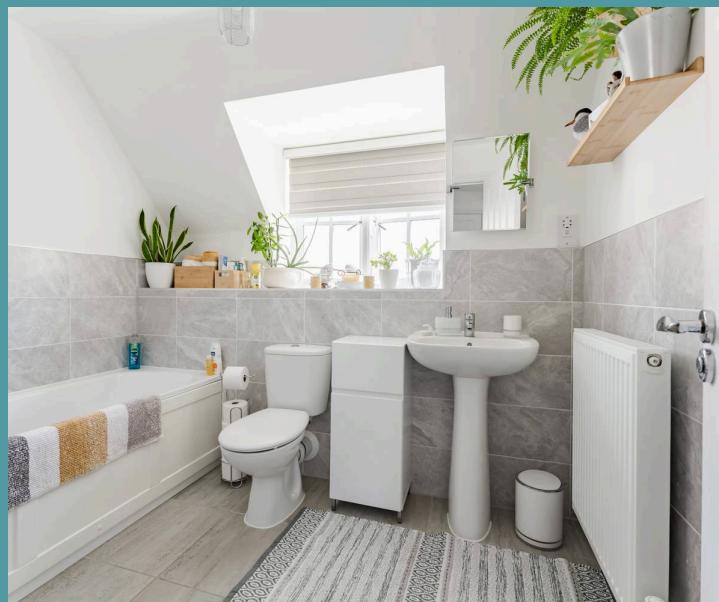
Accessed via its own private front door, the entrance hall leads to a staircase rising to the main accommodation on the first floor. Here, the spacious landing benefits from both a skylight and multiple storage solutions, including an airing cupboard, additional built-in storage, and loft access. From the landing, all rooms are easily accessible, creating a highly functional and thoughtfully arranged layout.



The standout feature of the home is the bright and airy open-plan kitchen, dining, and living space, which stretches across the full depth of the property. With dual-aspect windows and two Velux rooflights, this room enjoys excellent natural light throughout the day. The kitchen area is fitted with a stylish range of wall and base units complemented by an oak-effect worktop and tiled splashbacks, along with a full suite of integrated appliances including an oven, gas hob with extractor, fridge/freezer, washer/dryer, and dishwasher. The living and dining space offers flexibility for furniture arrangements, and the flooring transitions from tiled to carpeted zones for added comfort and practicality.

Both bedrooms are generously proportioned and thoughtfully designed. The main bedroom includes a built-in wardrobe and a private en-suite shower room complete with Velux window, tiled flooring, a pedestal hand basin, WC, and enclosed shower cubicle. The second bedroom also benefits from built-in storage and is ideal as a guest bedroom, nursery, or home office.

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath, pedestal basin, WC, tiled flooring and walls, and a frosted window for added privacy. A built-in cupboard houses the boiler.

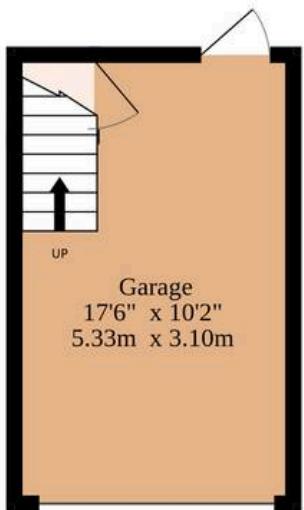


Externally, this property enjoys a rare advantage for a coach house: a private and predominantly south-facing rear garden. Thoughtfully landscaped, the garden includes a lawn, multiple seating areas, mature planting, and a raised patio complete with pergola, offering a peaceful outdoor retreat with wiring for garden lighting and an outside tap. A side gate provides convenient access.

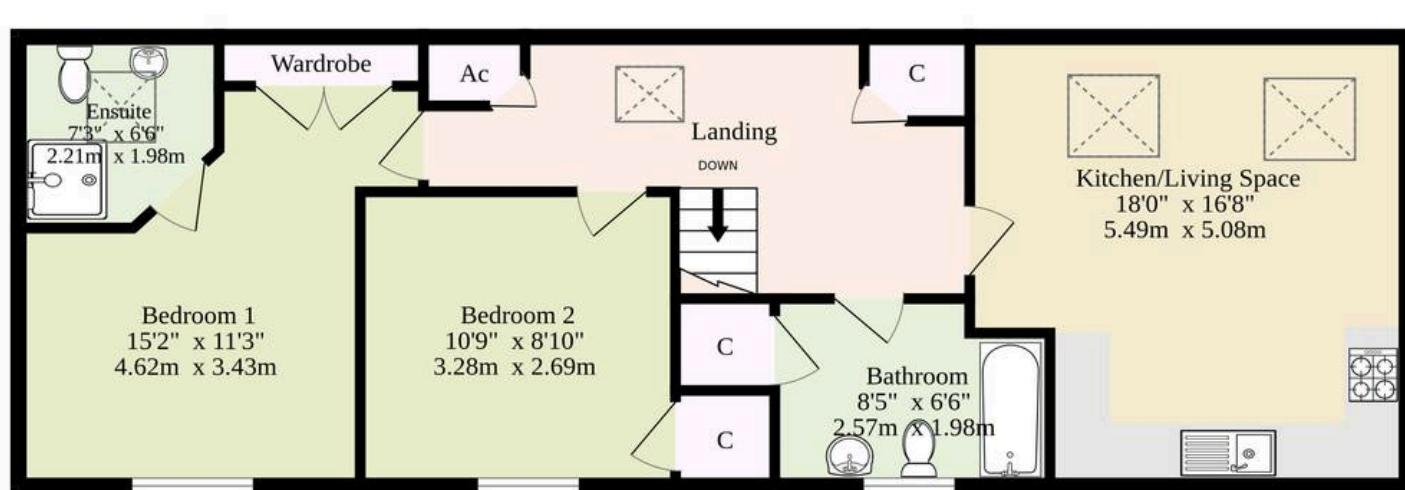
The single garage is fitted with power, lighting, and an integral storage cupboard, and can be accessed directly from the garden. Off-road parking is available in front of the garage, completing this very appealing offering.

- Two-bedroom coach house with private entrance and internal staircase
- Beautifully maintained and decorated throughout
- Bright and spacious open-plan kitchen/dining/living area
- Main bedroom with built-in wardrobe and en-suite shower room
- Second bedroom ideal as a guest room, home office or nursery
- Useful storage cupboards and built-in airing cupboard on the landing
- Allocated garage parking and quiet residential setting
- Walking distance to Needham Market's shops, cafes, and rail station
- Excellent road links via the A14 toward Ipswich, Bury St Edmunds, and Cambridge

Ground Floor  
179 sq.ft. (16.6 sq.m.) approx.



First Floor  
819 sq.ft. (76.1 sq.m.) approx.



**TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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