



Rock Estates



Phillips Crescent
Needham Market, IP6 8TF

Offers in excess of £270,000



Phillips Crescent

Needham Market, IP6 8TF

- Popular Needham Market Location
- Two Reception Rooms
- Four Bedrooms
- First Floor Study
- Family Bathroom
- Private Garden
- Garage & Off Road Parking
- Close to Local Amenities
- Well Presented Throughout
- Walking Distance to Needham High Street & Needham Lake.

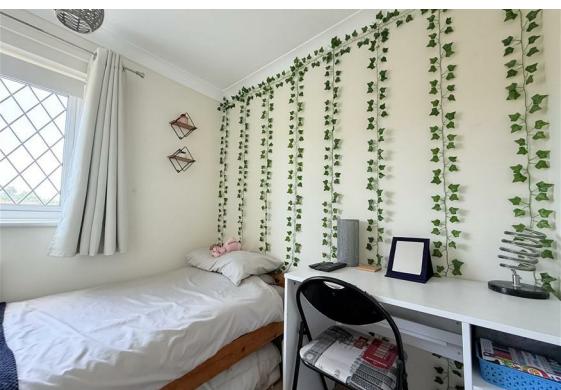
This well-presented four-bedroom terraced home is ideally located within the sought after town of Needham Market. Just a short stroll from Needham Market High Street and the popular Needham Market Lake the property is conveniently located with local amenities on its door step.

Offering versatile accommodation the kitchen offers space for appliances and flows seamlessly into the dining room which in turn opens to the private rear garden. There is a spacious lounge to the front of the property providing space for the whole family to relax in. To the first floor there are four bedrooms along with a separate study space, as well as a three piece bathroom suite.

Externally, the property benefits from a private garden with a patio area perfect for relaxing on and enjoying the outdoors, with a laid to lawn area and mature trees and shrubs. The property has a hard standing offering off road parking for two cars in front of the single garage. The garage benefits from power and light, a up and over door to the rear and personal door to the front.

Nestled in the heart of Mid Suffolk, Needham Market is a charming town conveniently positioned between Bury St Edmunds and Ipswich both providing an extensive range of shopping, dining, and leisure facilities. Needham Market offers a range of local amenities including a butcher, baker, post office, Co-op supermarket, and a variety of independent shops. Needham Market also boasts its own railway station with direct links to Ipswich and Stowmarket, where onward connections to London Liverpool Street are available. Nature lovers will enjoy the nearby Needham Lake conservation area, offering scenic countryside walks.





Front
Partly laid to lawn with path leading to front door.

Living Room
13'3" x 12'7" (4.06 x 3.85)
Double glazed window to front. Oak flooring. Coving. Radiator.

Kitchen
9'4" x 9'3" (2.85 x 2.83)
Double glazed window to rear. Range of wall and floor mounted cupboards and drawers. Inset stainless steel sink with mixer tap over and drainer. Part tiled splash back. Laminate worktop. Space for gas cooker. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler. Coving.

Dining Room
9'4" x 9'0" (2.87 x 2.75)
Double glazed doors to rear. Vinyl oak effect flooring. Coving. Radiator.

Hallway
Decorative dado rail. Stairs to first floor. Coving. Radiator. Doors to:

Landing
Airing cupboard. Loft hatch. Coving. Doors to:

Bedroom One
11'6" x 9'8" (3.52 x 2.97)
Double glazed window to front. Built in wardrobes with sliding doors. Coving. Radiator.

Bedroom Two
10'3" x 7'10" (3.13 x 2.39)
Double glazed window to front. Coving. Radiator.

Bedroom Three
9'8" x 9'5" (2.96 x 2.88)
Double glazed window to rear. Coving. Radiator.

Bedroom Four
8'7" x 7'2" (2.64 x 2.20 (max))
Double glazed window to front. Built in cupboard. Coving. Radiator.

Study
7'10" x 5'5" (2.39 x 1.67)
Double glazed window to rear. Coving. Radiator.

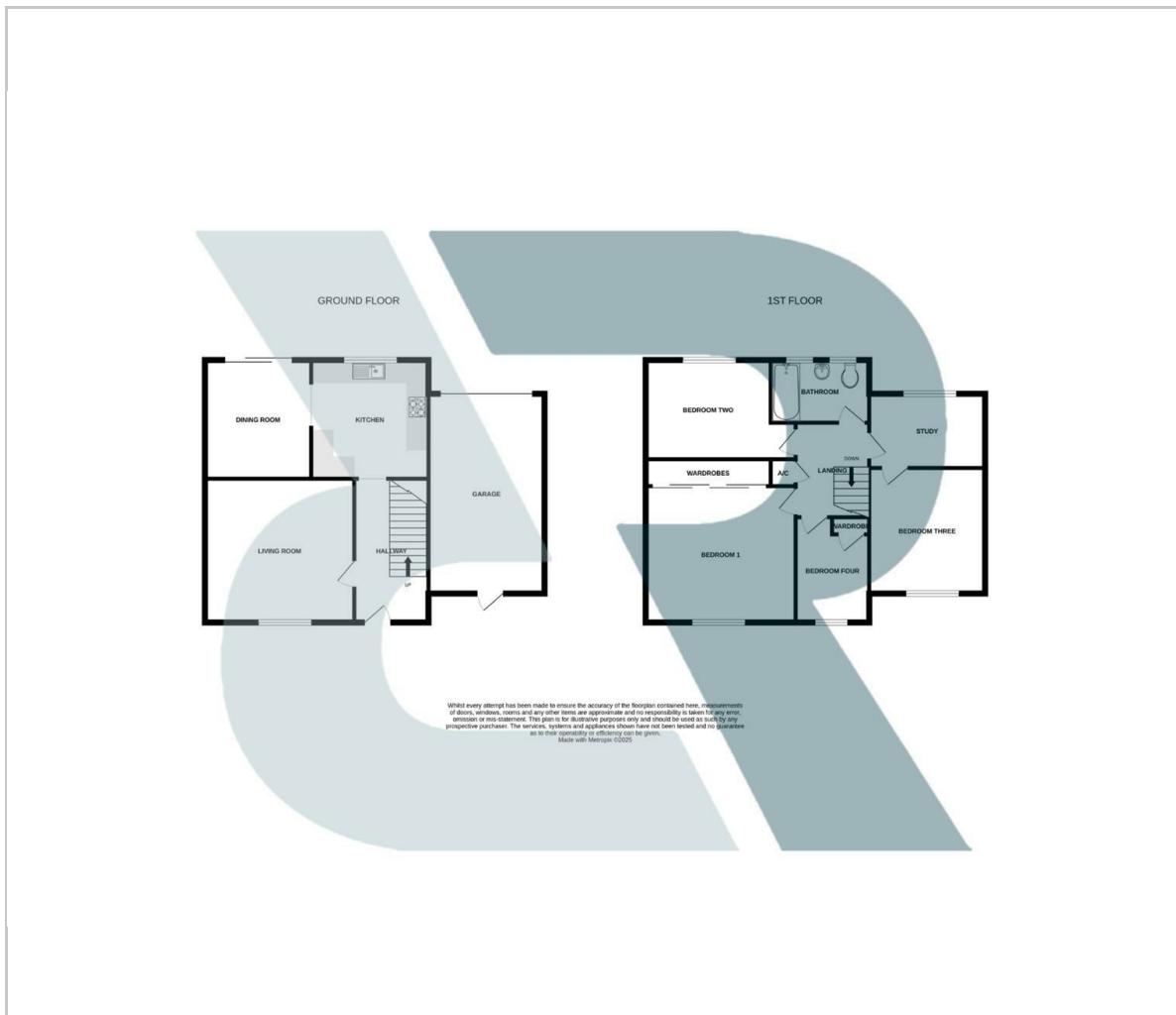
Bathroom
Two double glazed windows to rear. Low level W.C. Pedestal hand wash basin. Bath with electric shower over. Part tiled walls. Oak effect vinyl floor. Coving. Spotlights. Extractor fan. Chrome heated towel rail.

Rear Garden
Paved patio area providing a sizeable seating area to enjoy the outdoors. Partially laid to lawn with mature trees and bushes. Hard standing to side offering off road parking and access to the garage.

Garage
Part glazed door to front. Up and over door to rear. Power and light connected.

Parking
Off road parking for two vehicles.

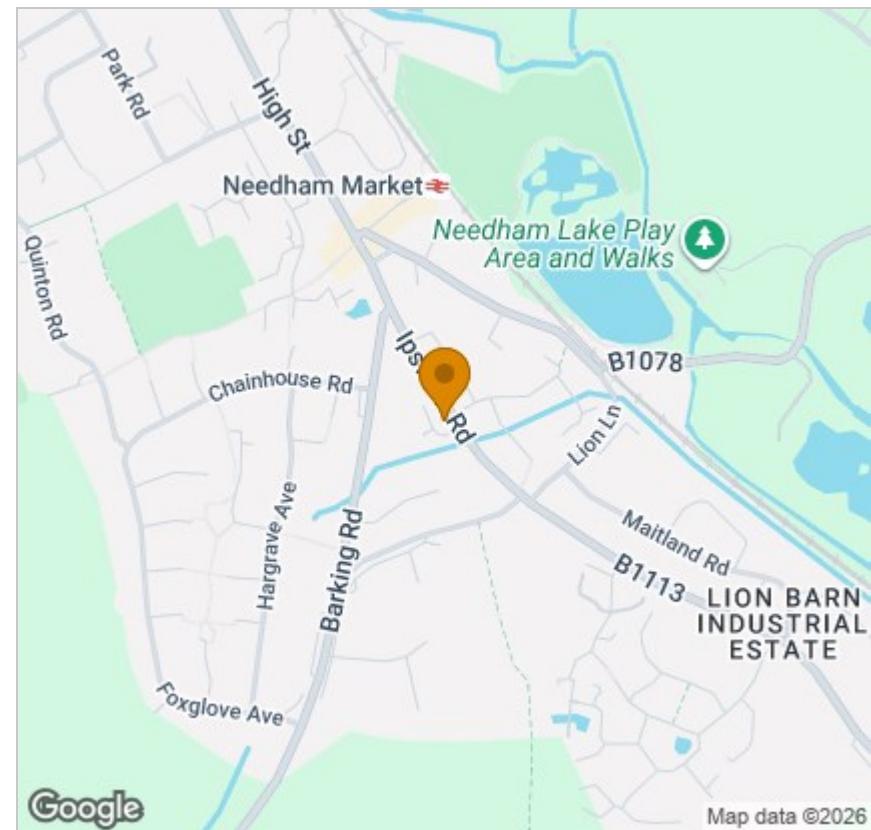
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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