





Quarry Avenue, Needham Market, IPSWICH, IP6 8FA

william h brown

welcome to

Quarry Avenue, Needham Market, IPSWICH

Discover your dream family home in Needham Market—a stunning three-storey townhouse blending style & function. Enjoy a spacious kitchen, cosy living room & luxurious master bedroom with en-suite & built-in wardrobe. Further complemented by a private garden & convenient garage. Don't miss out.

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.

Quarry Avenue

Discover the perfect family home in the highly desirable Needham Market—an elegant three-storey townhouse that perfectly blends style and functionality.

Upon entering, you are welcomed by a spacious entrance hall featuring a built-in cupboard and an understairs cupboard, offering ample storage space. The ground floor also hosts a convenient downstairs cloakroom with a two-piece suite, a utility room complete with built-in cupboards and base units, and a cosy bedroom ideal for guests or a home office.

Ascend to the first floor landing, where you are greeted by a well-appointed kitchen. It is equipped with wall and base units, an integrated fridge-freezer, and space for a dishwasher. The kitchen seamlessly flows into the living room, which boasts double doors, a built-in cupboard, and an electric fire, creating a warm and inviting atmosphere.

The second floor landing is thoughtfully designed with a built-in cupboard and an airing cupboard for additional storage. The master bedroom is a true retreat, featuring a built-in wardrobe and an en-suite with a three-piece suite. Two additional bedrooms offer flexibility for family living—one with a built-in wardrobe and the other with access to the loft. A family bathroom with a three-piece suite completes this level.

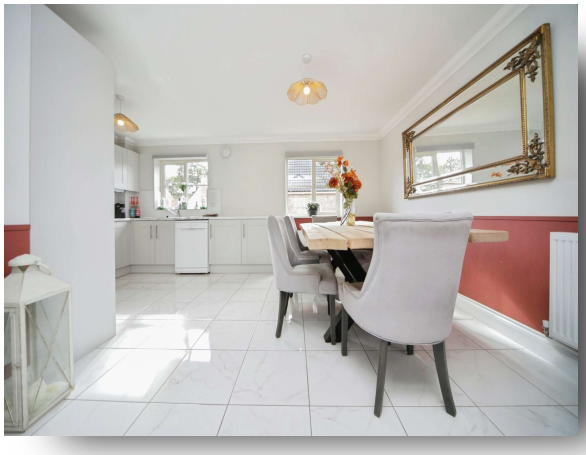
Step outside to the rear garden, a private oasis enclosed by fencing and offering a rear access gate. The garden is thoughtfully landscaped with a patio area, lawn, decking areas, raised beds, and a pergola, complemented by an outside light and tap.

The property includes a garage with an up-and-over door, power, and light, as well as a door leading to the entrance hall. Two off-street parking spaces at the front provide convenience for family and guests.

This property comes with the remaining NHBC warranty, offering peace of mind for new owners. It's the perfect home for families seeking a blend of comfort, style, and practicality in a prime location. Don't miss this opportunity to make it yours!









Accommodation

Entrance Hall
Part glazed front door, stairs to first floor, built-in cupboard, understairs cupboard, radiator and vinyl flooring.

Downstairs Cloakroom
Fitted with a low level WC and pedestal hand wash basin with mixer tap and splashback, coved ceiling, extractor, radiator, dado rail and ceramic tile flooring.

Utility
Part glazed door to rear garden, built-in cupboard, fitted with a range of base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, part tiled walls, coved ceiling, radiator and ceramic tiled flooring.

Snug/Bedroom Four
Window to rear, coved ceiling, part wood panelled walls, radiator and vinyl flooring.

First Floor Landing
Stairs to second floor, radiator, coved ceiling and vinyl flooring.

Kitchen
Two windows to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, double electric oven with gas hob and cooker hood over, integrated fridge freezer, space for dishwasher, coved ceiling, dado rail, two radiators, double doors to living room and ceramic tiled flooring.

Living Room
Two sash windows to front, space for TV, electric fire, built-in cupboard, coved ceiling, two radiators and vinyl flooring.

Second Floor Landing
Airing cupboard, built-in cupboards and vinyl flooring.

Bedroom One
Two sash windows to front, built-in wardrobe, 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, extractor, part tiled walls, dado rail, radiator and ceramic tiled flooring.

Bedroom Two
Window to rear, built-in wardrobe, radiator and carpeted flooring.

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

Family Bathroom
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, extractor, part tiled walls, radiator and ceramic tiled flooring.

Outside

Rear Garden
Fence enclosed with rear access gate, patio, lawn and decking areas, pergola, raised beds and outside light and tap.

Garage
Up and over door, power and light, door to entrance hall and two off street parking spaces to front.

Agent Notes
Maintenance Charge to EWS (ask agent for details).

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.

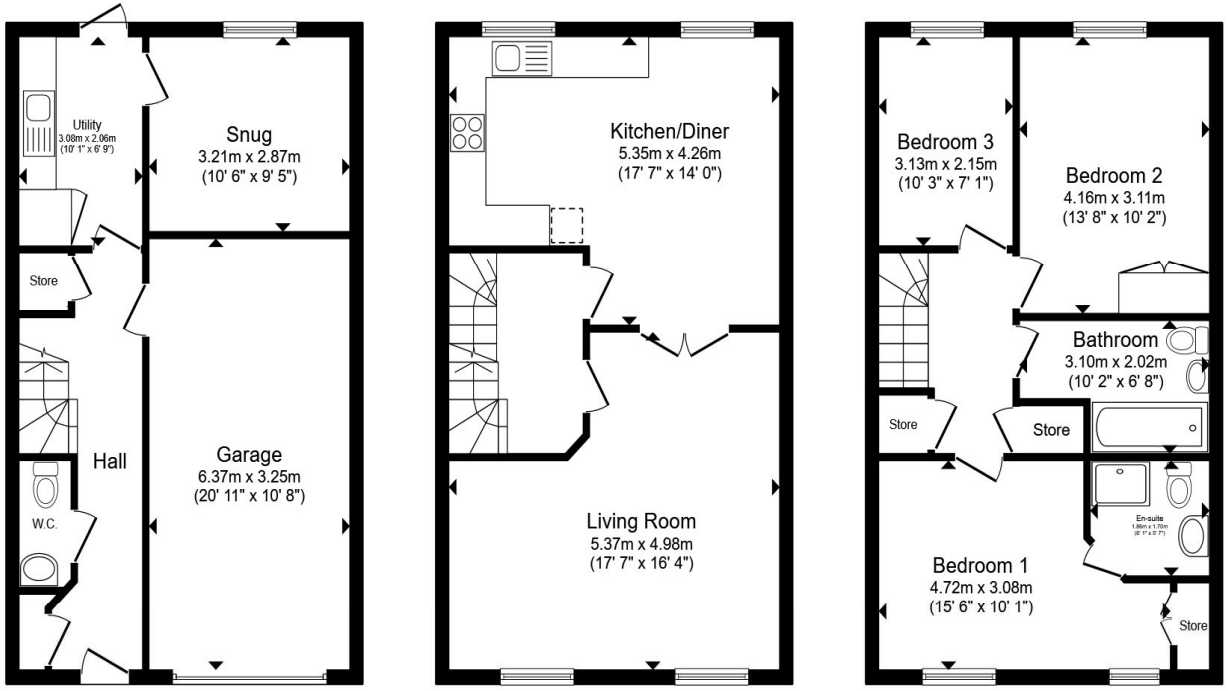
welcome to

Quarry Avenue, Needham Market, IPSWICH

- 3-Storey Townhouse
- Three Bedrooms With Option For Fourth
- Garage & Driveway
- Family Bathroom, En-Suite & Downstairs Cloakroom
- Private Garden With Hosting Patio, Lawn & Decking Areas

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

£350,000



Total floor area 149.9 m² (1,613 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:
SMK105590 - 0004

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