



Rock Estates



Highlands Close
Needham Market, Ipswich, IP6 8DD

Guide price £245,000



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- NO ONWARD CHAIN
- Kitchen/ Breakfast Room
- Three Bedrooms
- Private Rear Garden
- Anthracite Grey Windows & Doors
- Semi-Detached Home
- Multiple Reception Rooms
- First Floor Bathroom
- Off Road Parking
- Local Amenities Within Walking Distance

A spacious and versatile semi-detached home, offered for sale with NO ONWARD CHAIN and located in the highly desirable town of Needham Market. Offering generous living accommodation with an excellent blend of space, and convenience in this sought-after town.

Extended to both the front and rear, this well-proportioned home is designed to accommodate modern family life with flexible spaces throughout. The ground floor features multiple reception rooms with a spacious living room, complemented by a modern dining space with dual-aspect doors and windows that flood the room with natural light and provide seamless access to the rear garden. A further snug area offers versatility as a home office, playroom. The kitchen/breakfast room is well designed, and provides ample storage and workspace with integrated electric oven and hob and room for appliances. In addition, a large ground-floor storage room offers excellent potential for conversion into a cloakroom or wet room. To the first floor, the property features three well-sized bedrooms and a family bathroom with separate W.C.

Outside, the private rear garden has been thoughtfully landscaped for easy maintenance, with a paved area ideal for outdoor dining and a useful brick-built shed providing excellent storage. To the side of the property there is a private parking area for residents.

Needham Market is a thriving and well-connected Suffolk town, highly regarded for its strong community atmosphere. Footpaths provide direct access to the charming high street lined with independent shops, cafés, and local amenities. The town's post office, public houses, and eateries are all within easy reach, as well as public transport links including the railway station offering regular services to Ipswich & Stowmarket, making it ideal for commuters. Nearby, Needham Lake is a local beauty spot popular with walkers and families alike, offering tranquil waterside paths, picnic areas, and a vibrant café.





Front

Shingle area to front with path leading to canopy porch and front door opening to:

Entrance Hallway

Double glazed window panel to front. Laminate oak effect flooring. Stairs to first floor. Under stairs cupboard.

Large storage cupboard with potential to be converted into a cloakroom currently houses a wall mounted gas boiler and fuse board.

Living Room

19'0" x 10'10" (6.02 x 3.32)

Openings to both office & dining room. Coving. Radiator.

Office

8'9" x 4'10" (2.67 x 1.48)

Double glazed window to front and side. Laminate flooring. Coving. Radiator.

Dining Room

10'10" x 7'0" (3.32 x 2.15)

Double glazed patio doors to rear garden. Double glazed window and door to side. Laminate grey oak flooring. Radiator.

Kitchen/ Breakfast Room

12'11" x 8'7" (3.95 x 2.62)

Double glazed window to rear. Range of wall and floor mounted units and drawers. Wood effect worktop with inset stainless steel sink and mixer tap over. Integrated electric hob with extractor hood over. Integrated oven. Space for washing machine and under counter fridge/freezer. Tiled splash back. Breakfast bar. Coving. Radiator. Door to dining room.

Landing

Double glazed window to side. Airing cupboard. Doors to:

Bedroom One

12'7" x 11'3" (3.84 x 3.44)

Double glazed window to front. Decorative panelling. Radiator.

Bedroom Two

12'9" x 6'7" (3.91 x 2.01)

Double glazed window to rear. Radiator.

Bedroom Three

12'4" x 5'5" (3.77 x 1.66)

Double glazed window to front. Radiator.

Bathroom

Double glazed window to rear. Bath. Pedestal hand wash basin. Part tiled walls. Electric shaver point.

W.C.

Low level W.C.

Rear Garden

The fully enclosed rear garden is of low maintenance and consists of a number of patio, shingle and laid to lawn areas. There is also the useful addition of a small decked area with brick built shed for storage. A gate to the rear provides rear access to the parking area.

Parking

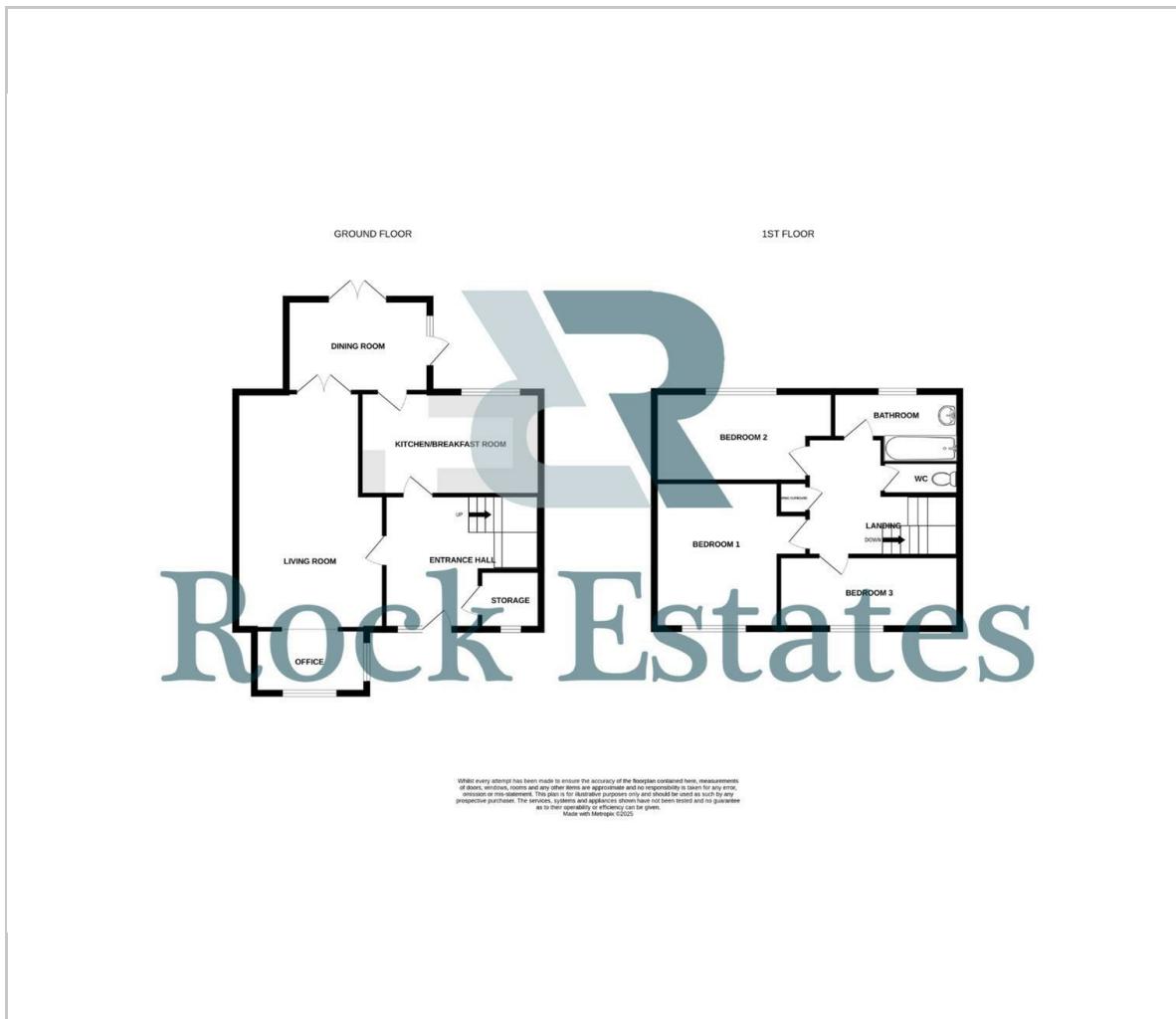
Off road parking is available to the side of the property.

Agents Note

The property benefits from a new heating system installed in 2025.



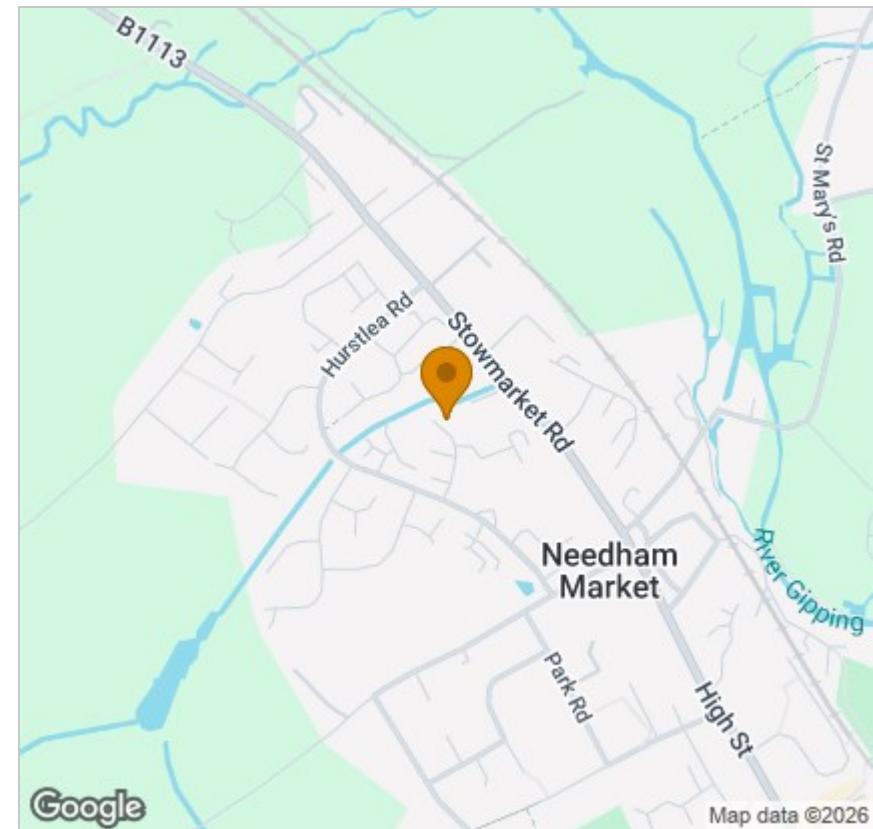
Floor Plan



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		85
(81-91) B		
(69-80) C	72	
(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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