Rock Estates

Victoria Gardens

Needham Market, IP6 8FR

Guide price £250,000

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- Modern Home
- Open Plan Living Space
- Integrated Appliances
- Bi-Fold Doors to Rear Garden
- Cloakroom
- Two Double Bedrooms
- Four Piece Bathroom Suite
- Landscaped Garden
- Allocated Parking
- Walking Distance to Needham Market High Street

Charming two bedroom, end-terrace property located in the sought-after historic town of Needham Market. Positioned in a quiet cul-de-sac this property is conveniently located within walking distance to Needham Market High Street offering an array of amenities and public houses. The popular attraction of Needham Lake is also just a short distance away offering wonderful countryside walks.

This modern home offers a useful entrance hall and cloakroom, and a bright open plan layout combining the kitchen, dining and living areas seamlessly for a spacious and inviting feel. The modern kitchen benefits from sleek cabinetry and integrated appliances including an electric hob and oven. There is oak effect Amtico flooring throughout the kitchen, dining and living areas whilst bi-fold doors open to the private rear garden. To the first floor there are two well proportioned double bedrooms both serviced with a well-appointed bathroom offering a four piece suite with bath and separate shower cubicle.

The rear garden has a spacious patio area perfect for al fresco dining and entertainment. The garden has been thoughtfully landscaped with a raised lawn area and is fully enclosed with wooden fencing. A gate to the rear provides access to the private driveway where there is parking for two cars.

The property is fully double glazed, and serviced by a gas central boiler and radiators. Internally there are oak doors throughout.

Needham Market benefits from easy access to a range of local amenities including independent shops, cafés, schools and excellent travel links. Boasting a railway station with links to Ipswich, Stowmarket and London Liverpool Street, alternatively the A14 is within easy reach, providing swift connections by road to Ipswich, Bury St Edmunds and beyond.

A delightful home offering space, comfort, and a well-connected Suffolk setting - early viewing is highly recommended!

Front
Well established shrubs and flowers line the path leading to the front door. Outside tap. Front door opening to:

Entrance Hall
Tiled floor. Stairs to first floor. Door to:

Cloakroom
Low level W.C. Pedestal hand wash basin. Tiled floor. Part tiled walls. Extractor fan. Chrome radiator.

Kitchen/Dining/Living Room
27'3" x 15'6" (8.31 x 4.73)
Kitchen - Double glazed window to front. Range of wall and floor mounted units. Oak effect worktop, inset sink with mixer tap over. Integrated electric hob with extractor hood over. Integrated oven. Integrated fridge/ freezer. Plumbing for integrated washing machine and dishwasher. Wall mounted gas boiler. Oak effect flooring. Radiator. Opening to:

Living/ Dining Space:
Double glazed window to side. Double glazed Bi-Fold doors to rear garden. Oak effect flooring. Under stairs cupboard. Radiator.

Landing
Loft hatch. Radiator. Doors to:

Bedroom One
11'5" x 11'5" (3.50 x 3.50)
Two double glazed windows to front with shutter blinds. TV point. Built in cupboard. Radiator.

Bedroom Two
15'5" x 9'2" (4.70 x 2.80)
Double glazed windows to side and rear with shutter blinds. Radiator.

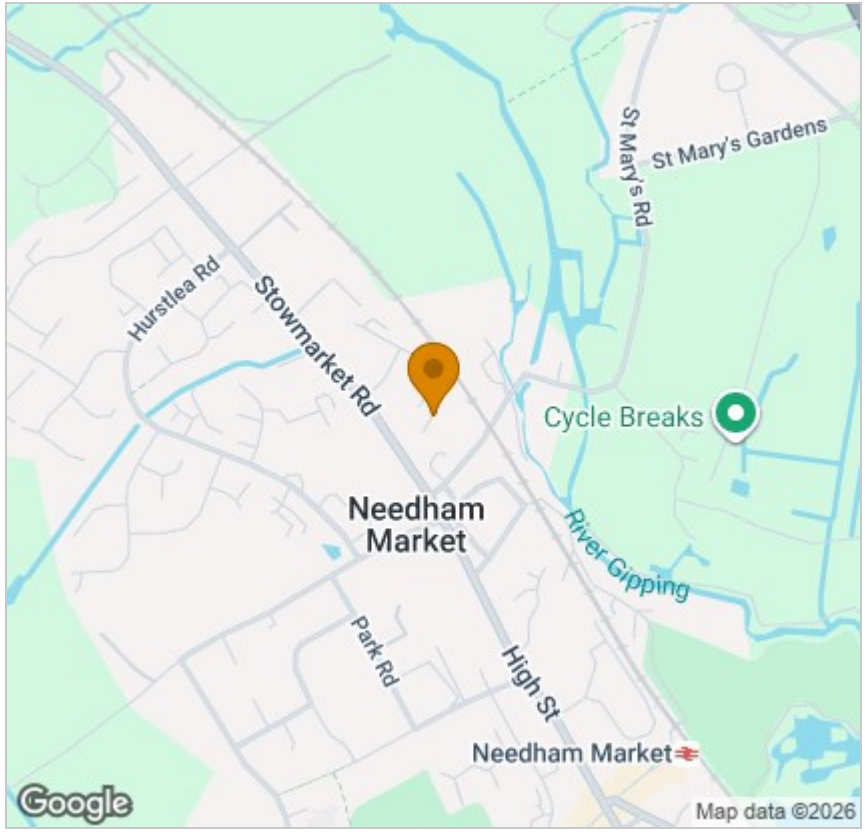
Bathroom
Double glazed window to rear. Shower cubicle with chrome fittings and rainfall shower head. Panelled bath with shower head attachment. Low level W.C. Vanity cupboard with inset ceramic hand wash basin. Tiled floor. Part tiled walls. Spotlights. Chrome heated towel rail.

Rear Garden
Enclosed rear garden with thoughtfully landscaped areas. Spacious extended patio area providing a comfortable area for outdoor relaxing or al fresco dining. Benefiting also from external electric points.

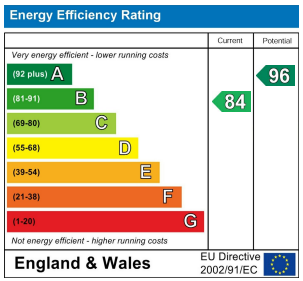
Parking
Private driveway with two off road parking spaces.

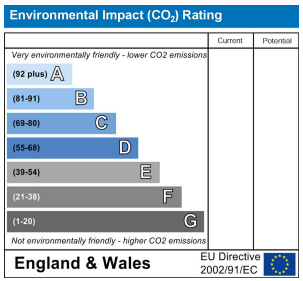
Floor Plan

Area Map



Energy Efficiency Graph





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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