



Rock Estates



Ludbrook Close

Needham Market, Ipswich, IP6 8EE

Guide price £270,000



Ludbrook Close

Needham Market, Ipswich, IP6 8EE

- Spacious Kitchen/ Diner
- Off Road Parking
- Three Bedrooms
- Private Rear Garden
- Cul-de-sac Location
- Outbuilding with Power & Light Connected
- Living Room & Conservatory
- First Floor Bathroom
- Well Presented Throughout
- Close to Amenities & Transport Links

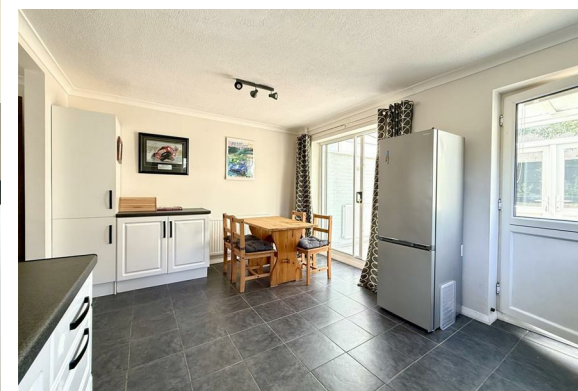
Tucked away within a quiet cul-de-sac in the sought-after market town of Needham Market, this well presented semi-detached home offers spacious, well-balanced accommodation including a versatile garden office, all within a location perfectly suited to modern family life with easy access to amenities & transport links.

The property welcomes you into a generously sized living room, that flows effortlessly into the spacious kitchen/diner. Designed as the heart of the home, the kitchen offers ample worktop space, plentiful storage and room for everyday appliances, with space for family dining and entertaining alike. A bright conservatory provides valuable additional living space. Benefitting from central heating and doors opening onto the garden, it can be enjoyed throughout the seasons as a separate dining room, garden room or playroom. Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage to maximise space and practicality. A modern family bathroom, complete with a shower over the bath, serves the first floor.

Outside, the fully enclosed rear garden has been designed for both relaxation and entertaining. A generous patio creates the perfect setting for alfresco dining, whilst the remainder of the garden is laid to lawn with a raised flower bed. A particular highlight is the detached timber outbuilding, complete with its own consumer unit, power and lighting. Offering exceptional versatility, it would make an ideal home office, studio, gym or hobby room.

Needham Market remains one of Mid Suffolk's most desirable market towns, offering an excellent range of independent shops, cafés, public houses, schooling and everyday amenities. The picturesque Needham Lake provides beautiful countryside walks, whilst the town's railway station offers direct links to Ipswich and connections to London Liverpool Street. Excellent access to the A14 makes commuting across Suffolk and beyond quick and convenient.

****Guide Price: £270,000 - £280,000**





Front

Block paved driveway with steps to front door opening to:

Hallway

Oak effect laminate flooring. Stairs to first floor. Radiator. Opening to:

Living Room

13'2" x 12'4" (4.03 x 3.76)

Double glazed window to front. Under stairs cupboard. Coving. Radiator. Opening to:

Kitchen/Diner

15'7" x 10'11" (4.77 x 3.33)

Double glazed window to side. Range of wall and floor mounted units and drawers. Ample worktop space with inset sink with mixer tap over. Part tiled walls. Integrated oven. Four ring gas hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Coving. Radiator. Double glazed sliding doors and patio door to conservatory.

Conservatory

14'8" x 8'4" (4.48 x 2.55)

Double glazed windows to side and rear. Double glazed doors opening to rear garden. Laminate flooring. Plumbing for washing machine. Radiator.

Landing

Double glazed window to side. Loft hatch with ladder attached leading to loft space that is partly boarded. Doors to:

Bedroom One

12'11" x 8'9" (3.96 x 2.67)

Double glazed window to front. Built in wardrobe. Coving. Radiator.

Bedroom Two

9'1" x 9'1" (2.78 x 2.78)

Double glazed window to rear. Built in cupboard housing hot water tank with additional storage space. Radiator.

Bedroom Three

9'10" x 6'5" (3.02 x 1.98)

Double glazed window to front. Built in cupboard. Oak effect laminate flooring. Radiator.

Bathroom

Double glazed window to rear. Low level W.C. Vanity unit with inset ceramic sink and storage below. Bath with shower attachment over and glass screen. Tiled walls and floor. Coving. Chrome heated towel rail.

Rear Garden

The rear garden is fully enclosed with wooden fencing and a side gate offering access to the front of the property. There is a sizeable patio area offering space for alfresco dining and entertaining, whilst the rest of the garden is partially laid to lawn with a raised flower bed. There is a useful shed, and tap as well as a sizeable outbuilding with power and light connected.

Outbuilding

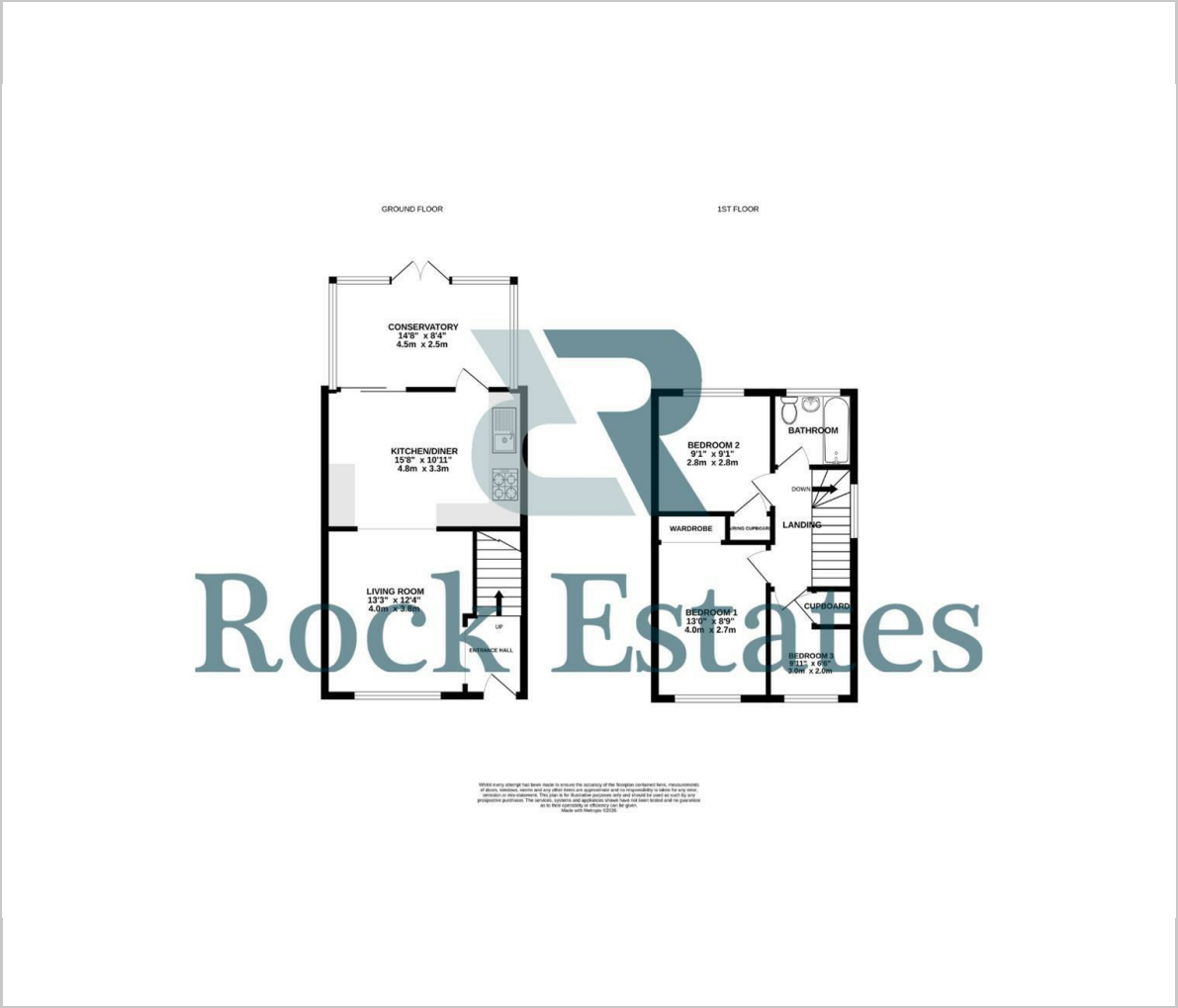
Timber framed outbuilding with glazed doors. The outbuilding has its own fuse board with power and light connections making it a suitable space for a home office/ studio.

Parking

Block paved driveway providing off road parking.



Floor Plan



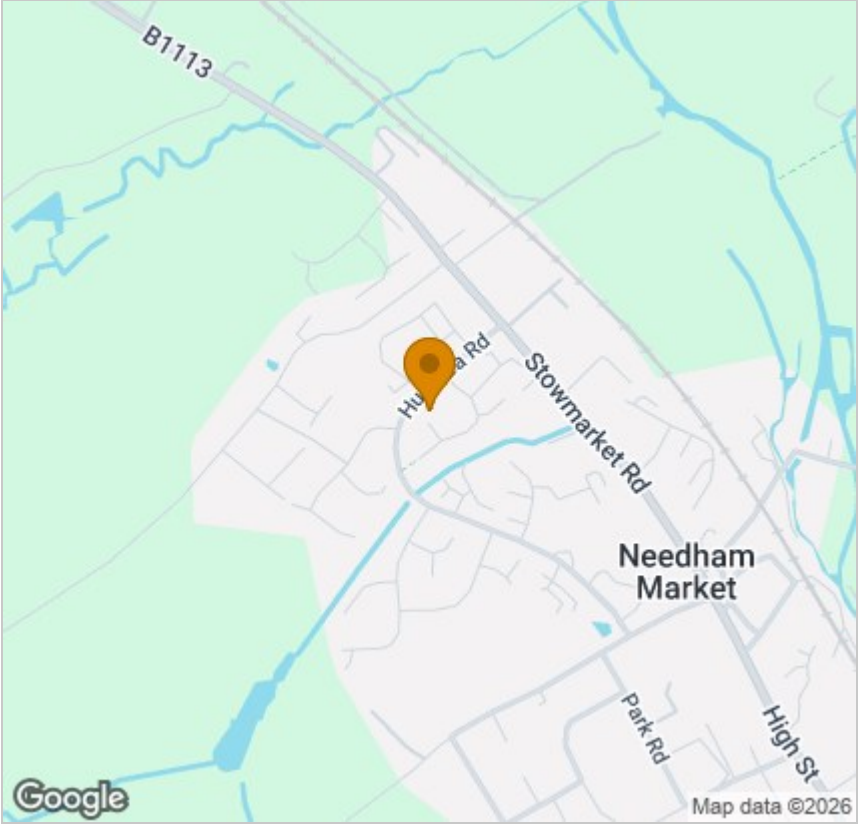
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Rock Estates Suffolk Ltd, 119, High Street,, Needham Market,, Suffolk,, IP6 8DQ
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk

Area Map



Energy Efficiency Graph

