



Palmer & Partners



Quarry Avenue, Needham Market,
Ipswich, Suffolk, IP6 8FA
Offers In Excess Of £325,000

Palmer & Partners
The leading independent agents in Essex & Suffolk
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- Modern Detached Property
- St Georges Park Development
- Hopkins Built
- Three Bedrooms
- Double-Glazing & Gas Central Heating
- Cloakroom, Bathroom & En-suite
- Enclosed Rear Garden
- Garage & Off-Road Parking



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This three-bedroom modern detached property is located in Needham Market on the popular St Georges Park development overlooking a play area and pond. Built in 2020 by Hopkins Homes the property benefits from gas central heating, double glazing and garage situated under a coach house to the rear of the property. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises entrance hallway, cloakroom, living room with dual aspect windows, kitchen/diner and utility area, three bedrooms one with an en-suite and bathroom. Estate charge of approx £134.00 per annum. Needham Market is an expanding town in mid Suffolk situated between the towns of Ipswich and Bury St Edmunds with the East Anglia Main Line railway running through the town providing trains to Ipswich and Cambridge. Needham

Market offers all the usual amenities such as shops, including a new large Co-op; doctors; dentists; pubs and restaurants; together with Bosmere Primary School. The town lies in the Gipping valley and the River Gipping flows through it. The whole High Street is designated a Conservation Area. In Needham Market you will find the fantastic Needham Lake where there are some fabulous countryside and riverside walks. Walking along the River Gipping,

you pass woodlands, lakes and wildflower meadows and you can marvel at the historic bridges locks and watermills. Needham Lake is popular with families, fishermen and model boat enthusiasts and is also a haven for wildlife.

Outside – Front: Low maintenance with mature shrubs and pathway to the front door. Access at the side leading to the garage which is situated under the coach house with an electric charging point.



Front Door : Into:

Hallway: Radiator and stairs leading off.

Cloakroom: WC, hand wash basin with tiled splash back and radiator.

Living Room: 18'3" x 10'10" (5.56m x 3.3m) Double-glazed sash window to the front aspect and side aspect, french doors leading out to the rear garden and inset gas fire.

Kitchen/Diner: 18'3" x 9'7" (5.56m x 2.92m) Double-glazed sash window to the front aspect, double-glazed window

to the rear aspect, door leading out to the rear garden, tiled floor, modern fitted base and eye level units and work surfaces, sink and drainer, built-in electric oven, gas hob and extractor, built-in fridge/freezer, built-in dishwasher, water softener, wall mounted ideal logic gas boiler and understairs space.

Landing: Double-glazed window to the rear aspect, radiator, built-in cupboard housing water tank and additional built-in cupboard.

Bedroom : 11'2" x 11'2" (3.4m x 3.4m) Double-glazed sash window to the side aspect and double-glazed window to the front aspect and radiator.

En-Suite: 6'5" x 5'6" (1.96m x 1.68m) Double-glazed window to the front aspect, shower cubicle, hand wash basin, WC and radiator.

Bedroom: 11'2" x 9'7" (3.4m x 2.92m) Double-glazed window to the front aspect, radiator and built-in cupboard.

Bedroom : 9'10" x 6'9" (3m x 2.06m) Double-glazed window

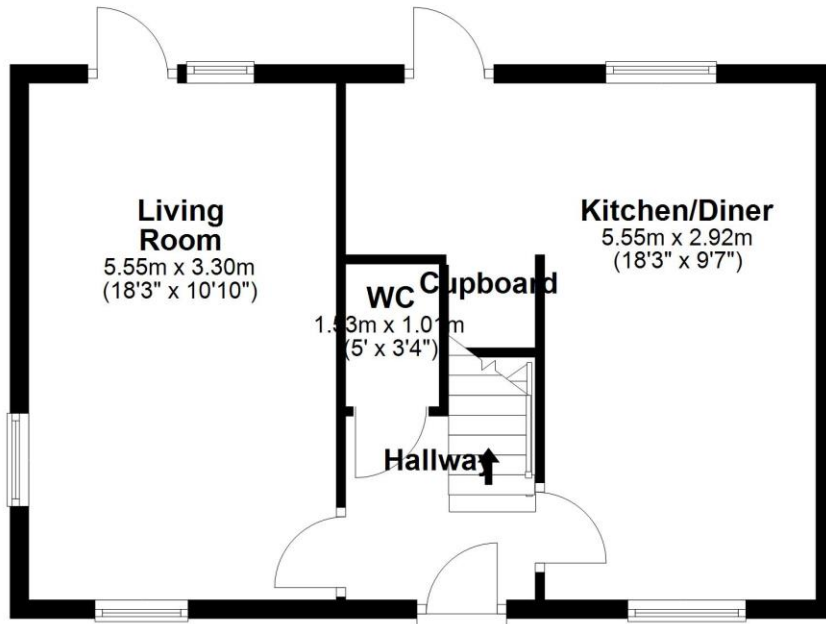
to the rear aspect, radiator and loft access.

Bathroom: 6'9" x 6'1" (2.06m x 1.85m) Double-glazed window to the rear aspect, three-piece suite comprising bath with shower attachment, hand wash basin, wc, tiled floor and part tiled walls.

Outside – Rear: Enclosed by panel fencing, mainly laid to lawn with a patio area at the rear, side gate and outside power point.

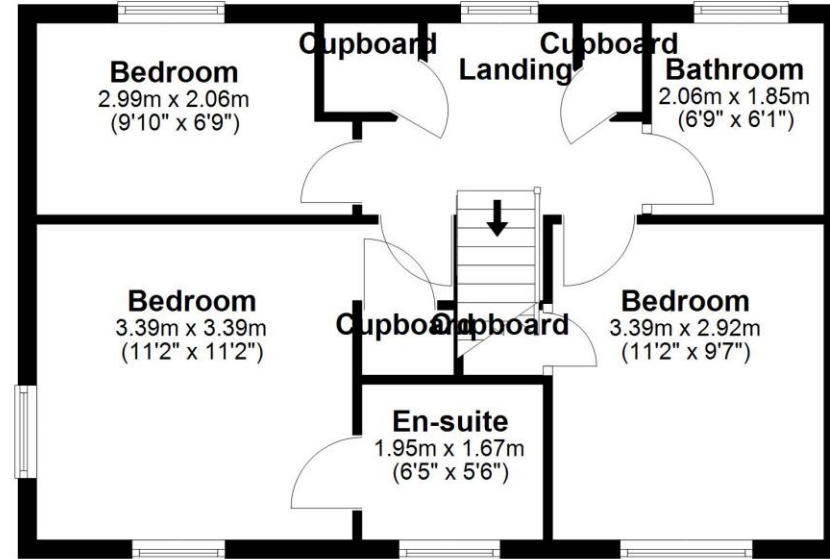
Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 93.9 sq. metres (1010.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: D



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