



Rock Estates



Crowley Road

Needham Market, Ipswich, IP6 8BJ

Offers in excess of £260,000



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Renovated throughout to a high standard is this tastefully decorated semi-detached home in Needham Market.

Occupying an enviable position within walking distance to local amenities and schools, this well presented home would make a fantastic purchase for anyone looking in the sought after Needham Market area.

Offering multiple reception rooms with a log burner to the living room the property offers ample living space. The newly renovated kitchen/ breakfast room comprises of a range of shaker style cupboards and drawers, integrated appliances and bar seating. From the kitchen there is a stable door opening to the rear garden as well as access to the handy utility space with W.C. To the first floor there are three good sized bedrooms all of which have been lovingly redecorated and presented. The first floor bathroom has been thoughtfully reconfigured to offer a four piece suite. There is a panelled bath, as well as a separate shower cubicle with dual rainfall shower head.

The south/ west facing rear garden is predominantly laid to lawn with multiple patio areas perfect for al-fresco dining and enjoying the afternoon/evening sunshine. There is a large storage shed to the rear of the garden along with a handy greenhouse. The rear garden is full enclosed with wooden fencing and benefits from a side gate providing access to the front of the property.

Needham Market is a sought after town offering an array of amenities and transport links such as bus regular bus routes and train line with links towards Ipswich and London Liverpool Street. The town offers a number of eateries and local houses, as well as independent coffee shops. Needham Lake is a short distance away and is a popular destination with its play area and variety of footpaths for exploring the Suffolk countryside.





**Front**  
Partially laid to lawn with path leading to front door under covered porch.

**Entrance Hall**  
Decorative tiled floor. Stairs to first floor. Radiator. Doors to:

**Living Room**  
17'5" x 11'7" (5.31 x 3.55)  
Double glazed window to front. Anthracite grey double glazed sliding door to rear. Laminate flooring. Log burner on tiled hearth with decorative beam above. Coving. Radiator.

**Dining Room**  
11'7" x 10'0" (3.55 x 3.06)  
Double glazed window to front. Laminate flooring. Coving. Radiator. Opening to:

**Kitchen**  
9'5" x 6'10" (2.88 x 2.09)  
Double glazed window to rear. Double glazed stable door to rear garden. Range of floor cupboards and drawers including pan drawers and spice racks. Inset ceramic butler style sink with chrome mixer tap over. Part tiled walls. Oak worktops. Inset induction hob. Two integrated single ovens. Inset floor to ceiling storage cupboards. Integrated fridge/ freezer. Space and plumbing for dishwasher. Integrated pull out bin cupboard. Spotlights. Door to:

**Utility**  
8'9" (max) x 3'1" (2.69 (max) x 0.95)  
Low level W.C, Vanity unit with inset ceramic sink and mixer tap over with storage cupboard below. Tiled floor. Space and plumbing for washing machine with worktop space above. Wall mounted gas combo boiler. Extractor fan.

**Landing**  
Double glazed window to rear garden. Coving. Loft hatch. Doors to:

**Bedroom One**  
11'9" (max) x 11'6" (3.59 (max) x 3.51)  
Double glazed window to front. Feature fireplace with tiled hearth. Two built in cupboards. Dado rail. Spotlights. TV Arial point. Radiator.

**Bedroom Two**  
11'7" x 8'11" (3.55 x 2.74)  
Double glazed window to front. Built in cupboard. Coving. Spotlights. Radiator.

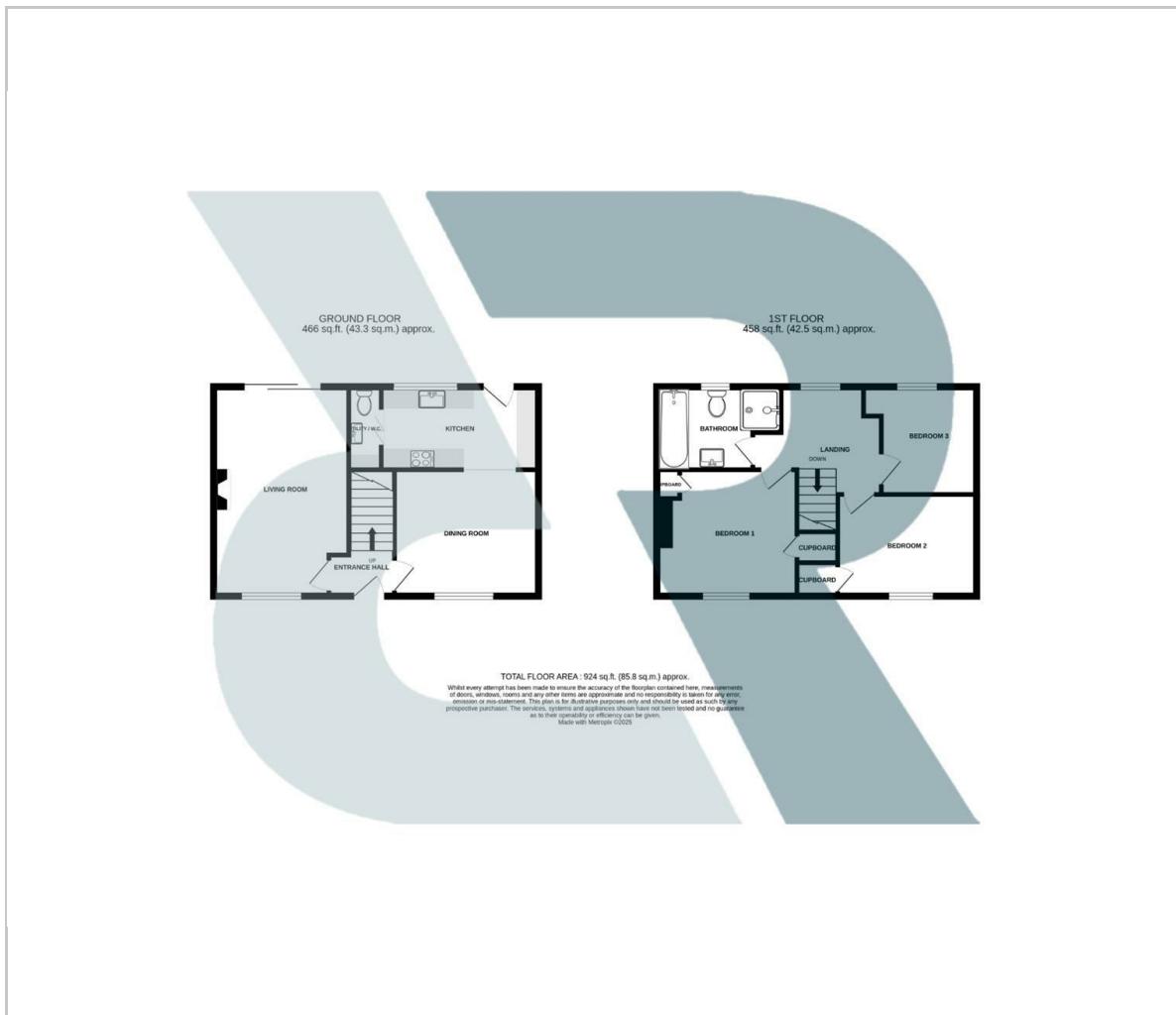
**Bedroom Three**  
11'7" (max) x 8'2" (3.54 (max) x 2.49)  
Double glazed window to rear. Alcove hanging rails and oak shelves. Radiator.

**Bathroom**  
Double glazed window to rear. Low level W.C. Panelled bath with shower attachment. Shower cubicle with chrome fittings including rainfall shower head and hand held shower. Vanity unit with inset ceramic sink and mixer tap with cupboard storage below. Spotlights. Part tiled walls and tiled floor. Shaver point. Extractor fan. Wall mounted chrome heated towel rail.

**Rear Garden**  
The private south west facing rear garden is predominantly laid to lawn with multiple patio areas and a mature flower and shrub border. There is a large shed to the rear of the garden useful for extra storage as well as a greenhouse for home grown crop.



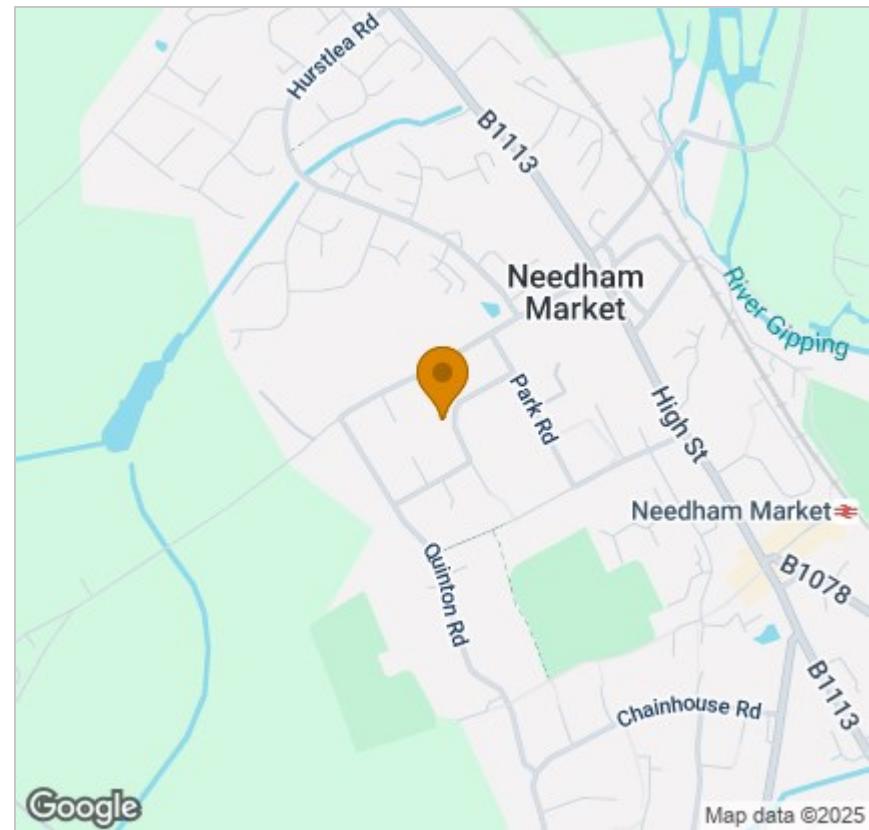
## Floor Plan



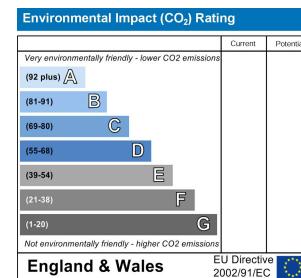
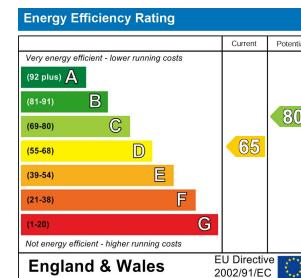
## Viewing

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



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