



Rock Estates



34 Barking Road, Ipswich, IP6 8ET

Guide price £230,000



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A beautifully upgraded two double bedroom home situated in the heart of sought-after Needham Market, offering an exceptional combination of modern comfort, outstanding energy efficiency, and thoughtful practical improvements throughout.

From the moment you arrive, the care taken with this property is evident. The garage has been substantially enhanced with a new door, new structural lintel, and refreshed pointing, and is fully fitted with lighting and multiple double electrical sockets, a versatile space equally suited to workshop use, a home gym, or secure storage. Weatherproof external double sockets have been installed to both the front and rear elevations, with prepared water access to the front garden complementing the existing outdoor tap to the rear.

Internally, the home has been finished to a high standard throughout. The bathroom features a modern waterfall shower, plumbed in and beautifully

- Two double bedrooms in a highly sought-after Needham Market location
- Full air source heat pump heating system installed July 2025 with new radiators throughout — gas removed
- Exceptional running costs of approximately £60/month total electricity on Octopus smart tariff (SCOP 3.6)
- 300mm loft insulation with partial boarding, plus cavity wall insulation to porch area
- Substantially upgraded garage with new door, structural lintel, refreshed pointing, full lighting and multiple double sockets
- Modern waterfall shower fitted to bathroom
- High-quality Luxury Vinyl Tile flooring in bedroom and entrance hallway
- Under-stairs cupboard fitted with electrical power — suitable for utility use including tumble dryer

