



Rock Estates



Cedar Walk
Needham Market, Ipswich, IP6 8BF

Guide price £335,000



Cedar Walk

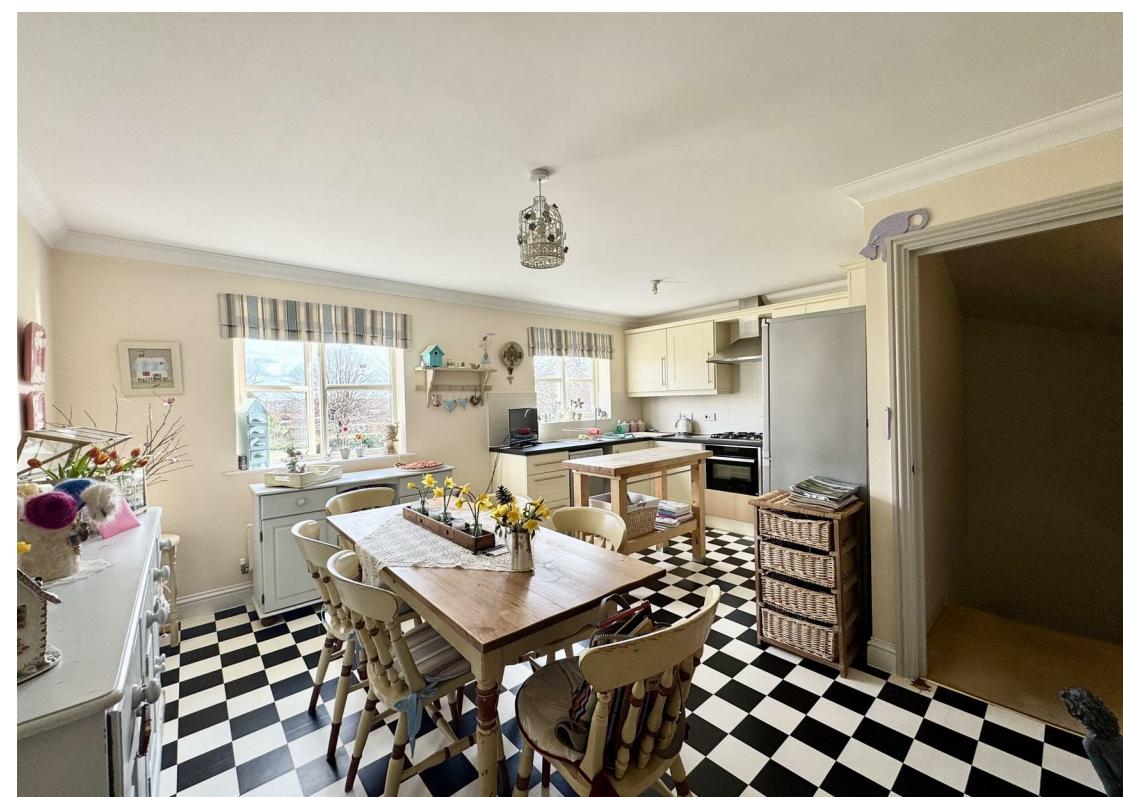
Needham Market, Ipswich, IP6 8BF

Situated in the heart of the popular town of Needham Market, is this exceedingly spacious town house. The property is located on a private cul-de-sac and is within walking distance of local amenities and the vibrant Needham Market high street.

This substantially sized property offers approximately 1700 sqft. with accommodation set over three floors it offers ample space for all the family. To the ground floor there are two reception rooms which could be used as a home office, or additional bedrooms, of which are both serviced by the ground floor shower room. There is also the added convenience of a utility room which has space and plumbing for appliances as well as access to the rear garden. To the first floor there is the spacious kitchen/diner perfect for family dinners and entertaining. In addition to the kitchen/diner the first floor also offers a large living room, with cosy gas fire place. To the second floor there are three bedrooms with two benefiting from built in wardrobes, and access to the family bathroom offering a three piece suite. The main bedroom benefits further from a private ensuite shower room.

The low maintenance rear garden has been thoughtfully landscaped and is finished with a combination of paved patio and grey stones. The garden is enclosed with grey wooden fencing with a side gate providing access to the front. The property benefits further from off road parking for two vehicles.

Needham Market offers a variety of amenities such as the Post Office, a number of Co-operative food stores, a range of Public Houses and takeaways. There is a local primary school and successful football club too. The popular Needham Lakes is just a stones throw away offering serene walks around the lake.





Entrance Hall
Storage cupboard. Stairs to first floor. Under stairs storage cupboard. Coving. Radiator. Doors to:

Home Office / Bedroom Four
10'2" x 9'5" (3.11 x 2.89)
Double glazed window to front. Coving. Radiator.

Shower Room

Low level W.C. Pedestal hand wash basin with tiled splash back. Shaver point. Shower cubicle. Part tiled walls. Extractor fan. Coving. Radiator.

Garden Room

13'1" x 9'5" (4.05 x 2.89)
Double glazed door with double glazed window side panels to rear garden. Coving. Radiator.

Utility

9'6" x 9'1" (2.90 x 2.13)
Part glazed door to rear garden. Marble effect worktop with inset black dual drainer sink and chrome mixer tap over. Part tiled walls. Under counter storage cupboards. Space and plumbing for washing machine. Wall mounted gas boiler. Coving. Radiator.

First Floor Landing

Coving. Radiator. Doors to:

Kitchen/Diner

16'9" (max) x 13'6" (5.11 (max) x 4.14)
Two double glazed window to rear. Wall and floor mounted units and drawers. Integrated oven. Laminate worktops. Inset stainless steel sink with dual basin and chrome mixer tap over. Integrated gas hob with extractor hood above. Space for dishwasher and fridge/freezer. Part tiled walls. Tiled floor. Coving. Two radiators. Double doors opening to:

Living Room

16'11" x 16'9" (max) (5.16 x 5.12 (max))
Two double glazed windows to front. Gas fireplace with surround. Coving. Two radiators. Door to landing.

Second Floor Landing

Storage cupboard. Loft hatch. Coving. Doors to:

Bedroom One

14'7" (max) x 10'2" (max) (4.46 (max) x 3.11 (max))
Two double glazed windows to front. Built in wardrobe. Coving. Radiator. Door to:

Ensuite

Low level W.C. Pedestal hand wash basin with tiled splashback. Shaver point. Shower cubicle. Part tiled walls. Extractor fan. Coving. Radiator.

Bedroom Two

10'2" x 9'6" (3.11 x 2.91)
Double glazed window to front. Built in wardrobe. Coving. Radiator.

Bedroom Three

10'2" x 6'11" (3.11 x 2.12)
Double glazed window to rear. Coving. Radiator.

Bathroom

Low level W.C. Pedestal hand wash basin. Bath with shower attachment. Part tiled walls. Shaver point. Extractor fan. Coving. Radiator.

Rear Garden

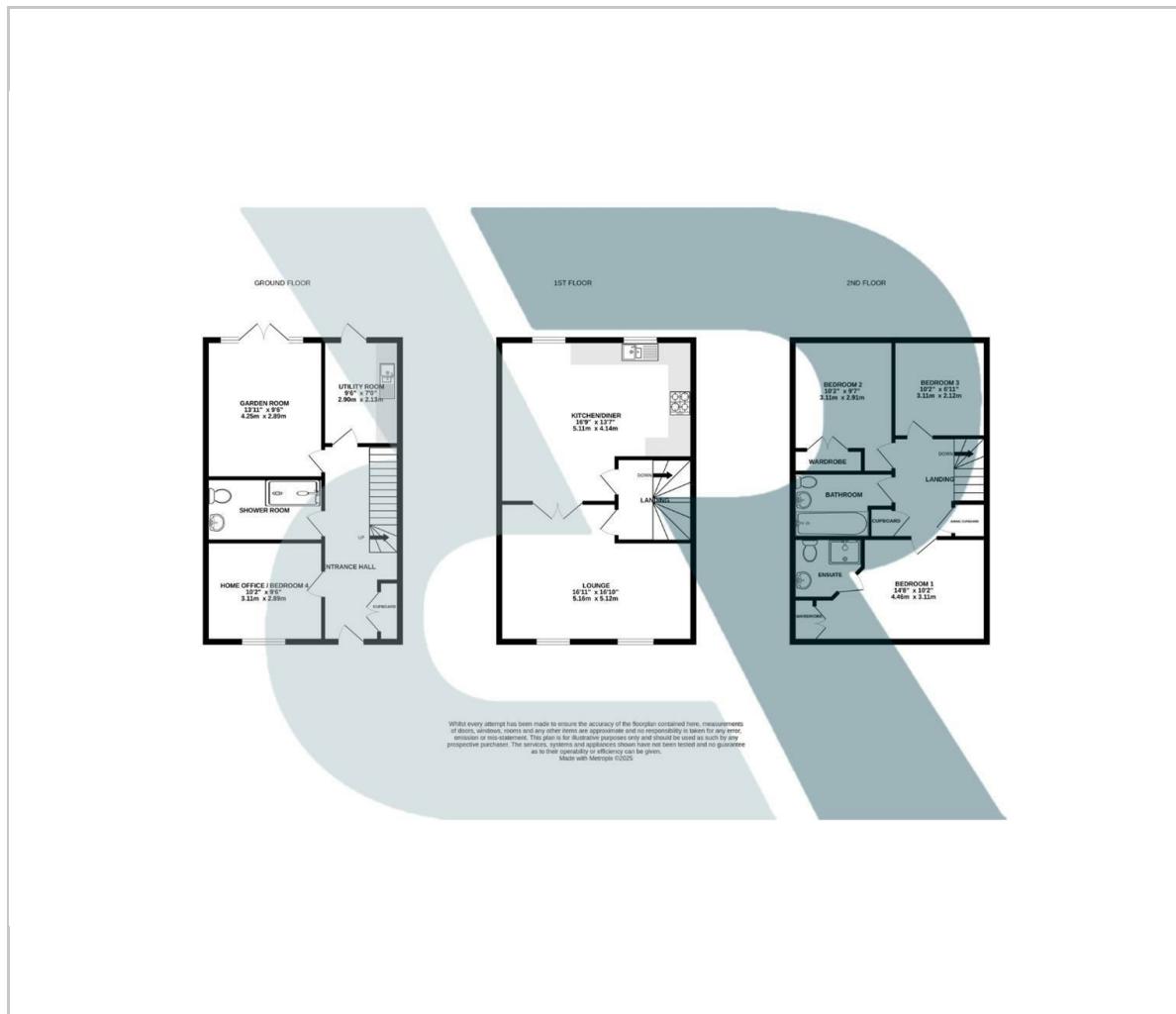
The low maintenance rear garden has been thoughtfully landscaped and is finished with a combination of paved patio and grey stones. The garden is enclosed with grey wooden fencing with a side gate providing access to the front.

Parking

The property benefits from off road parking for two vehicles in a car port.



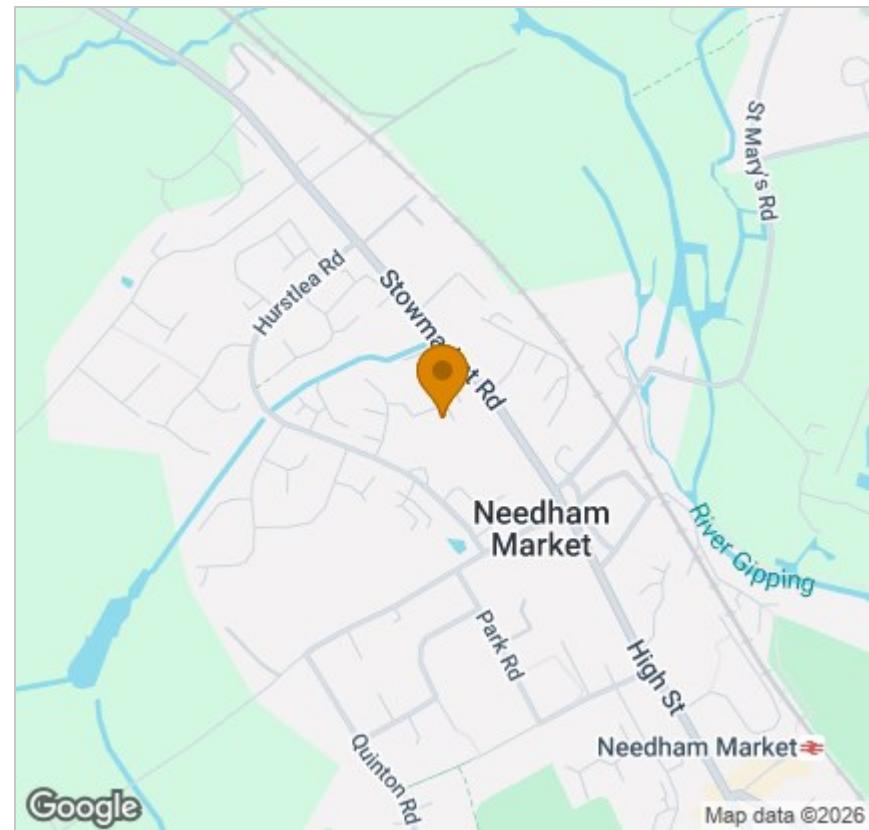
Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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