



Rock Estates



Horsepond Place

Needham Market, Ipswich, IP6 8FS

Guide price £160,000



## Horsepond Place

Needham Market, Ipswich, IP6 8FS

- First Floor Flat
- Modern Kitchen Space
- AEG Integrated Appliances
- Spacious Open Plan Living
- One Bedroom
- Built in Storage Cupboards
- Contemporary Bathroom
- Balcony
- Views Across Green Area
- Allocated Parking

Set within easy walking distance of Needham Market's excellent amenities, this stylish first-floor apartment offers an ideal blend of comfort, convenience and long-term appeal.

Beautifully presented throughout, the home centres around a generous open-plan kitchen/dining/living space, fitted with sleek contemporary cabinetry and integrated AEG appliances, flowing effortlessly into a bright living and dining space with access to a private enclosed balcony, perfect for morning coffee or evening unwinding. The double bedroom benefits from built-in wardrobes, while a modern three-piece bathroom completes the accommodation. An allocated off-road parking space adds further practicality.

Needham Market is one of Mid Suffolk's most desirable market towns, positioned between Bury St Edmunds and Ipswich. The town enjoys a thriving high street with a butchers, bakery, independent cafés and pubs, takeaways, post office and two Co-op supermarkets, alongside a doctors' surgery, pharmacy, dentist, community centre and library. Nearby Stowmarket, Ipswich and Bury St Edmunds provide extensive retail, leisure and cultural options. Excellent transport links include regular bus and rail services, with mainline connections to London Liverpool Street from nearby stations. The town's jewel is the much-loved Needham Lake conservation area, offering beautiful countryside walks right on the doorstep.

With a long lease and strong rental appeal, this is a superb opportunity for first-time buyers or investors seeking a smart, low-maintenance addition to a growing portfolio.





### Communal Entrance Hall

Stairs to upper floors. Lift. Doors to:

### Entrance Hallway

Oak effect flooring. Storage cupboard. Radiator. Doors to:

### Kitchen/Dining/ Living Area

16'9" x 13'4" (5.11 x 4.07)

Kitchen - Double glazed window to rear. Patio doors opening to balcony. Range of wall and floor mounted units. Oak effect worktop with inset sink with dual drainer and mixer tap over. AEG integrated appliances such as washing machine, dishwasher, gas hob with extractor hood over., single oven, fridge freezer. Spotlights. Oak effect flooring.



Dining/Living Space - Double glazed window to side. Radiator. Oak effect flooring.



### Bedroom

12'2" x 10'1" (3.72 x 3.08)

Double glazed window to rear. Built in wardrobe. Radiator.

### Bathroom

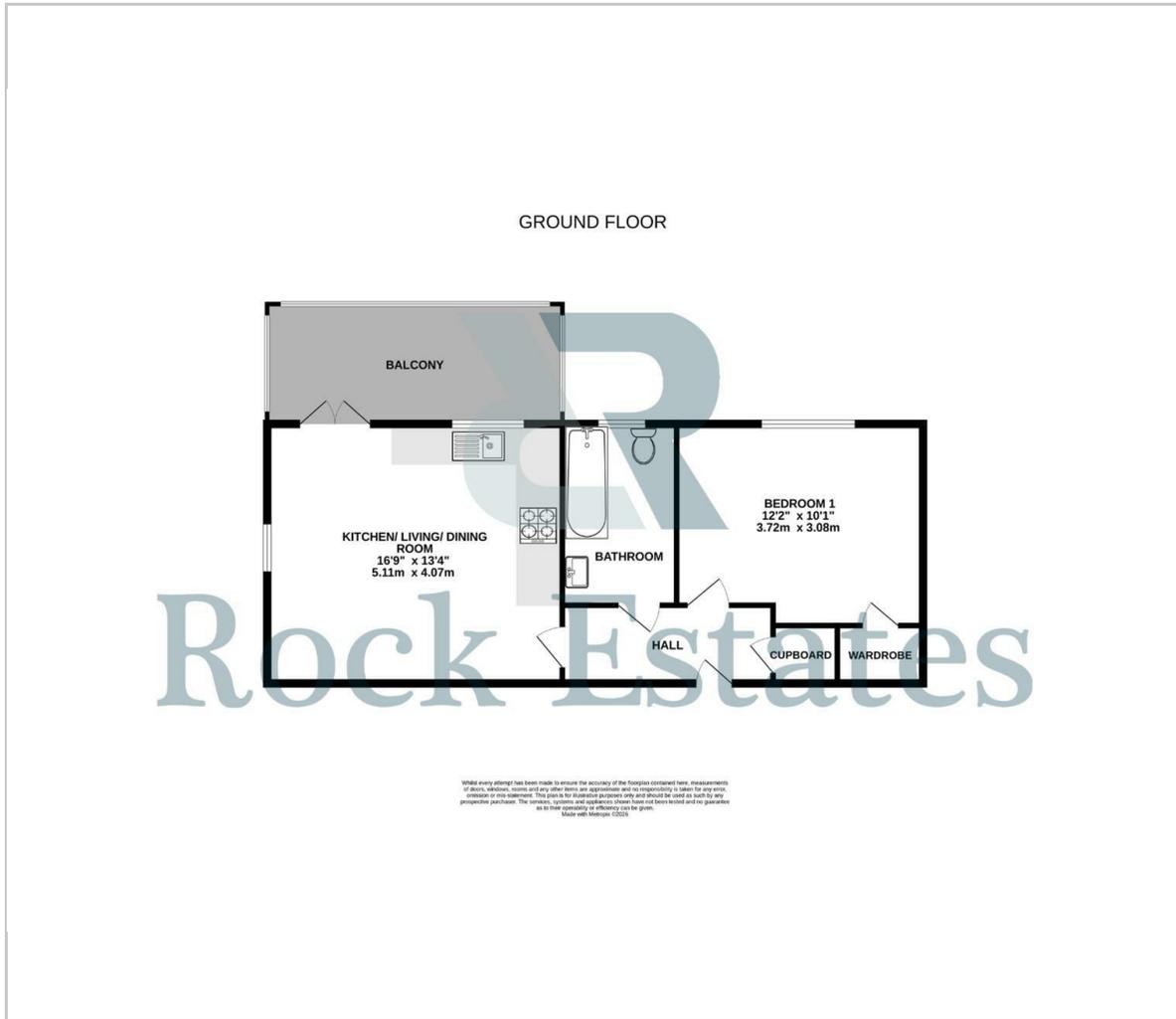
Double glazed window to rear. Low level W.C. Bath with shower attachment over including rainfall shower head and glass shower screen. Vanity unit with storage drawers and ceramic inset sink, tiled splash back. Chrome fixtures and fittings. Part tiled walls. Shaver point. Mosaic style vinyl tile floor. Spotlights. Extractor fan. Chrome heated towel rail.

### Balcony

Composite decking. Glass screen surrounds.



## 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.

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Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddendam Road., Needham Market, Suffolk, IP6 8NU  
Tel: 01449 723441 Email: [info@estatesrock.co.uk](mailto:info@estatesrock.co.uk) [www.rrea.co.uk](http://www.rrea.co.uk)

## Area Map



## Energy Efficiency Graph

