



Rock Estates



Ammonite Drive

Needham Market, Ipswich, IP6 8FJ

**Guide price £270,000**





## Ammonite Drive

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- NO ONWARD CHAIN
- Modern Kitchen/Diner Space
- Spacious Open Plan Living Space
- Shower Room
- No Through Road
- Semi-detached Bungalow
- Integrated Appliances
- Two Double Bedrooms
- Well Maintained Garden
- Off Road Parking

Positioned in the sought-after town of Needham Market and tucked away on a quiet no-through road, is this well-presented two-bedroom semi-detached bungalow offering stylish, single-storey living with a modern, open plan layout.

At the heart of the home is a spacious open-plan kitchen, dining and living area, flooded with natural light from dual-aspect windows and patio doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor space. The contemporary kitchen is well appointed with integrated appliances and generous worktop space, making it both practical and ideal for everyday living or entertaining.

The accommodation continues with two comfortable double bedrooms, with the principal bedroom benefiting from a large integrated wardrobe. A modern three-piece shower room completes the internal layout, featuring a shower cubicle, partly tiled walls and a tiled floor for a clean, contemporary finish.

Externally, the rear garden has been thoughtfully landscaped, with an array of mature shrubs and bushes as well as raised flower beds. The remainder is predominantly laid to lawn with a patio area ideal for outdoor seating. The property also offers off-road parking for two vehicles.

Offered to the market with no onward chain, this appealing bungalow is ideally suited to those seeking a low-maintenance home in a peaceful yet well-connected location.

Needham Market is a highly regarded market town set in the heart of Mid Suffolk, ideally positioned between Bury St Edmunds and Ipswich. The town offers an excellent range of everyday amenities alongside a variety of independent shops, including a butcher, baker, tea rooms and cafés, public houses, takeaways, a post office and a Co-op supermarket. The town benefits from strong transport connections, with regular bus and rail services to Stowmarket and Ipswich, both providing mainline links to London Liverpool Street.







## Front

Located at the end of a no through road the property is positioned in front of a small lawned area. To the front of the property there is a slate border filled with a variety of mature plants and bushes.

## Entrance Hallway

Tiled floor. Storage cupboard. Loft access. Doors to:

## Kitchen/ Dining/ Living Space

22'6" x 11'11" (6.88 x 3.65)

Kitchen/ Diner - Double glazed window to front. Matching wall and floor units with worktop and inset stainless steel sink. Neff four ring gas hob with extractor hood over. Neff eye level double oven. Integrated fridge/freezer. dishwasher and washer/dryer Tiled floor. Wall mounted gas boiler. Coving. Radiator. Opening to:



Living Space- Double glazed window and patio doors to rear. Carpet. TV point. Coving. Radiator.

## Bedroom One

13'4" x 10'1" (approx) (4.07 x 3.09 (approx))

Double glazed window to rear. Wardrobe. Coving. Radiator.

## Bedroom Two

10'11" x 9'2" (approx) (3.33 x 2.80 (approx))

Double glazed window to front. Coving. Radiator.

## Shower Room

Double glazed window to front. Shower cubicle with chrome dual shower heads including rainfall. In shower hand rail. Low level W.C. Pedestal hand wash basin with mixer tap over. Part tiled walls. Tiled floor. Coving. Radiator.



## Rear Garden

Fully enclosed with wooden fencing the private and well maintained rear garden offers a variety of mature plants, shrubs and bushes. A patio area is the perfect spot for relaxing in the warmer months. A wooden side gate provides access to the private pedestrian access pathway to both the front of the property and the parking area where you will find off road parking.

## Parking

Off road parking for 2 vehicles.

## Agents Note

The agent understands that there are some years remaining on the NHBC warranty, and was originally built in 2020.

The property is subject to an annual maintenance charge with is approximately £115 but could be subject to change.





Floor Plan



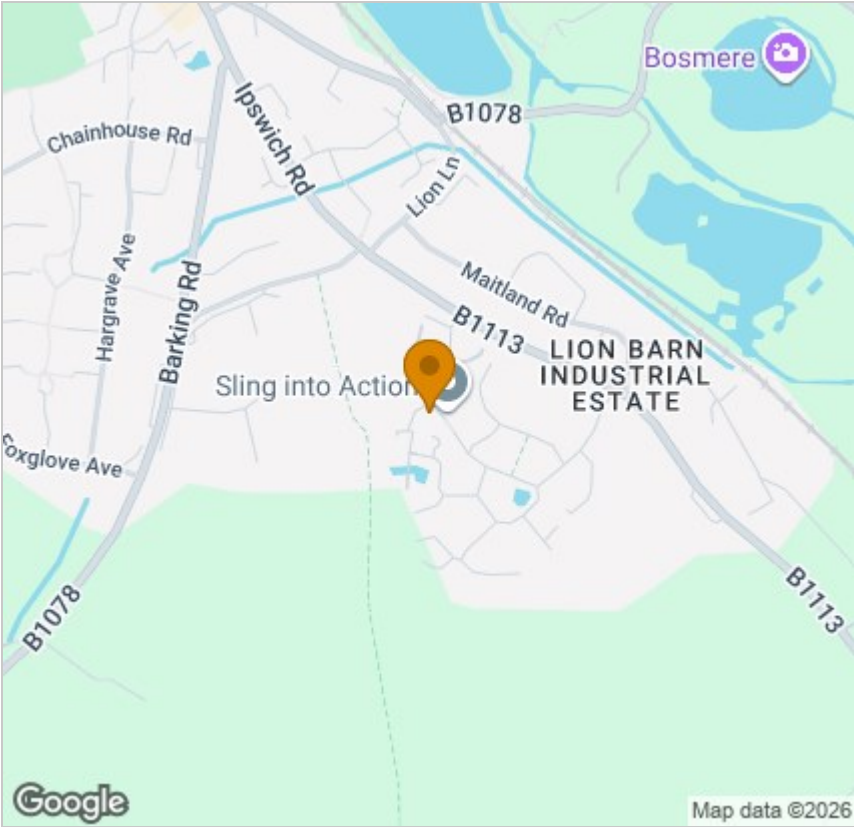
Viewing

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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Area Map



Energy Efficiency Graph

