



Rock Estates



Ludbrook Close
Needham Market, IP6 8EE
Guide price £228,000



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Situated within walking distance to Needham Market high street and amenities, is this well presented two bedroom terraced property.

The property comprises of a handy porch, and spacious living/ dining room. To the rear of the property is the modern kitchen with shaker style cupboards and drawers and space for appliances. To the first floor there are two double bedrooms both of a great size and space for accompanying furniture. There is a three piece family bathroom suite including a panelled bath with shower attachment over.

The rear garden is fully enclosed with wooden fencing and has a gate to the rear providing access to the parking area and garage. It is predominantly laid to lawn with a paved patio area perfect for relaxing and al-fresco dining.

The property does benefit from two off road parking spaces as well as a single en bloc garage.

Needham Market is located a few miles outside of the market town of Stowmarket, and has plenty to offer, including Needham Lakes, and local amenities including shops, a dentist, doctors surgery, and a post office. Well connected to transport links including the A14, local bus routes and its own train line, Needham Market is a highly sought after area.

**** VENDOR FOUND, COMPLETE CHAIN ONWARDS! ****





Front

Partly laid to lawn with a path leading to the front door.

Porch

Electric fuse box. Laminate flooring. Door to:

Living/Dining Room

24'11" x 12'5" (7.61 x 3.80)

Double glazed window to front. Stairs to first floor. Under stairs cupboard. Laminate flooring. Spotlights. Door to:

Kitchen

12'5" x 8'0" (3.81 x 2.45)

Double glazed window to rear. Part glazed door to rear garden. Wall and floor mounted soft close units and drawers. Marble effect laminate worktop and upstand. Wall mounted gas boiler. Integrated oven. Four ring gas hob with extractor hood above. Inset butler style sink with drainer. Space for washing machine. Space for fridge/freezer. Laminate flooring, Modern vertical style radiator. Spotlights.

Landing

Loft access. Doors to:

Bedroom One

12'5" x 10'4" (3.79 x 3.17)

Double glazed window to front. Radiator.

Bedroom Two

12'5" x 8'2" (3.81 x 2.49)

Double glazed window to rear. Built in cupboard.

Bathroom

8'5" x 4'8" (2.58 x 1.44)

Panelled bath with shower attachment. Part tiled walls. Low level W.C. Vanity unit with inset basin and cupboard storage below. Heated towel rail. Extractor fan. Spotlights.

Rear Garden

The private rear garden is predominantly laid to lawn with a paved patio area. There garden is fully enclosed with wooden fencing and a gate to rear. There is also the addition of an outside tap.

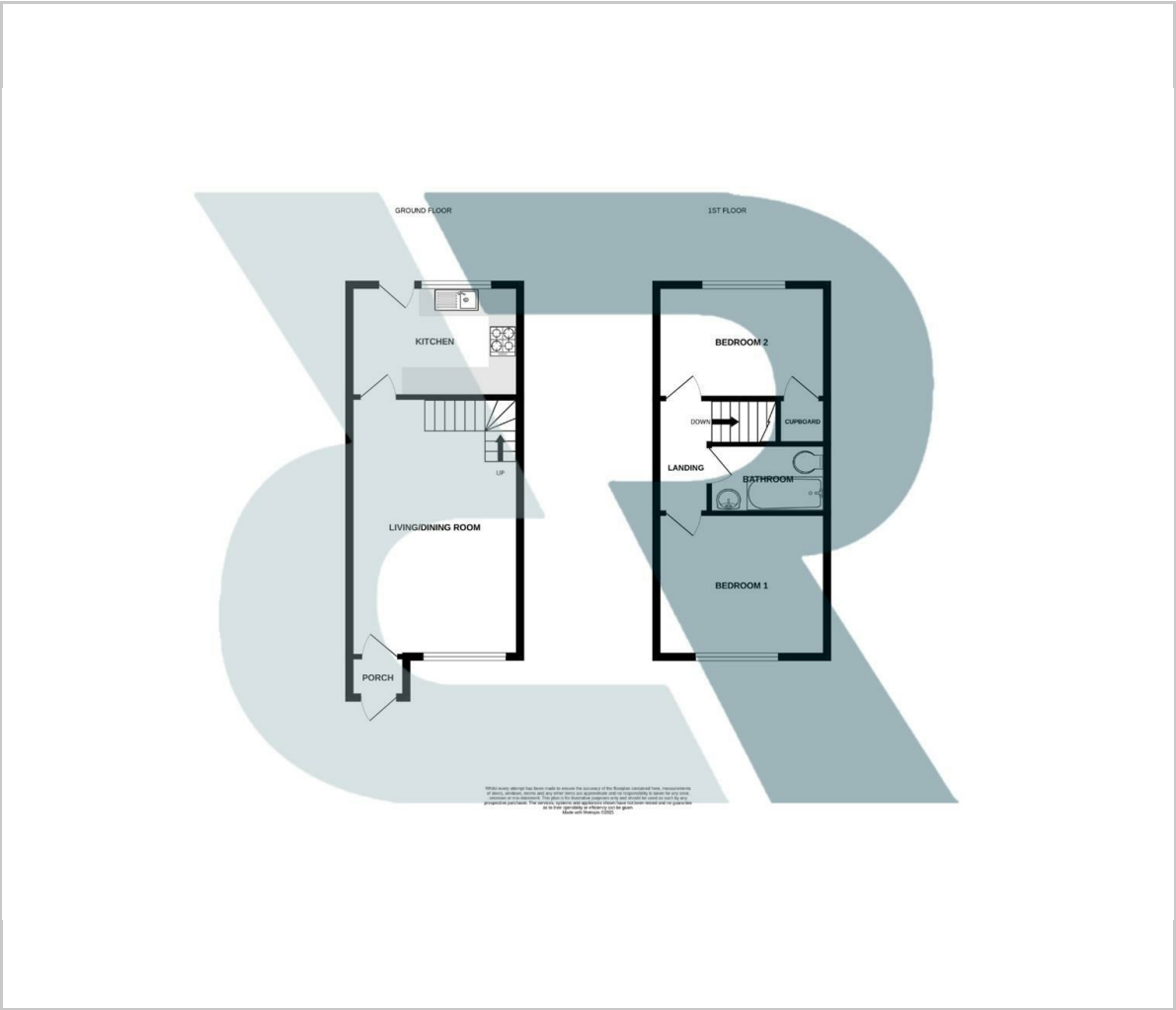
Parking & Garage

Off road parking for two cars.

En-bloc garage with up and over door to front.



Floor Plan



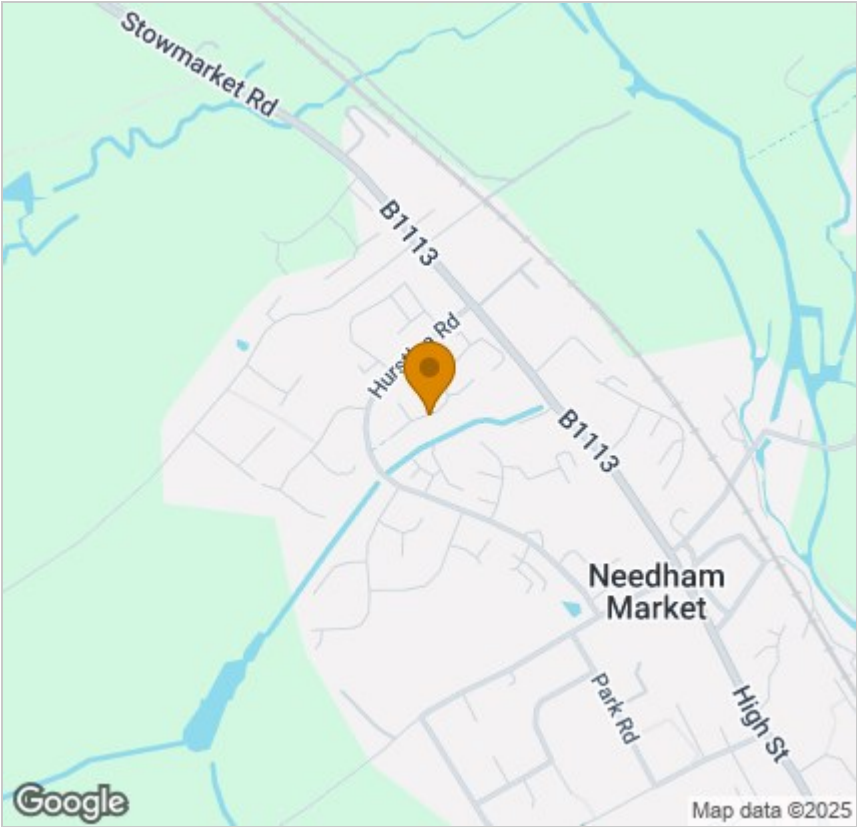
Viewing

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

