



Rock Estates



Phillips Crescent  
Needham Market, IP6 8TF

Offers in excess of £270,000





## Phillips Crescent

Needham Market, IP6 8TF

- Popular Needham Market Location
- Four Bedrooms
- Family Bathroom
- Garage & Off Road Parking
- Well Presented Throughout
- Two Reception Rooms
- First Floor Study
- Private Garden
- Close to Local Amenities
- Walking Distance to Needham High Street & Needham Lake.

This well-presented four-bedroom terraced home is ideally located within the sought after town of Needham Market. Just a short stroll from Needham Market High Street and the popular Needham Market Lake the property is conveniently located with local amenities on its door step.

Offering versatile accommodation the kitchen offers space for appliances and flows seamlessly into the dining room which in turn opens to the private rear garden. There is a spacious lounge to the front of the property providing space for the whole family to relax in. To the first floor there are four bedrooms along with a separate study space, as well as a three piece bathroom suite.

Externally, the property benefits from a private garden with a patio area perfect for relaxing on and enjoying the outdoors, with a laid to lawn area and mature trees and shrubs. The property has a hard standing offering off road parking for two cars in front of the single garage. The garage benefits from power and light, a up and over door to the rear and personal door to the front.

Nestled in the heart of Mid Suffolk, Needham Market is a charming town conveniently positioned between Bury St Edmunds and Ipswich both providing an extensive range of shopping, dining, and leisure facilities. Needham Market offers a range of local amenities including a butcher, baker, post office, Co-op supermarket, and a variety of independent shops. Needham Market also boasts its own railway station with direct links to Ipswich and Stowmarket, where onward connections to London Liverpool Street are available. Nature lovers will enjoy the nearby Needham Lake conservation area, offering scenic countryside walks.







### Front

Partly laid to lawn with path leading to front door.

### Living Room

13'3" x 12'7" (4.06 x 3.85)

Double glazed window to front. Oak flooring. Coving. Radiator.

### Kitchen

9'4" x 9'3" (2.85 x 2.83)

Double glazed window to rear. Range of wall and floor mounted cupboards and drawers. Inset stainless steel sink with mixer tap over and drainer. Part tiled splash back. Laminate worktop. Space for gas cooker. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler. Coving.

### Dining Room

9'4" x 9'0" (2.87 x 2.75)

Double glazed doors to rear. Vinyl oak effect flooring. Coving. Radiator.

### Hallway

Decorative dado rail. Stairs to first floor. Coving. Radiator. Doors to:

### Landing

Airing cupboard. Loft hatch. Coving. Doors to:

### Bedroom One

11'6" x 9'8" (3.52 x 2.97)

Double glazed window to front. Built in wardrobes with sliding doors. Coving. Radiator.

### Bedroom Two

10'3" x 7'10" (3.13 x 2.39)

Double glazed window to front. Coving. Radiator.

### Bedroom Three

9'8" x 9'5" (2.96 x 2.88)

Double glazed window to rear. Coving. Radiator.

### Bedroom Four

8'7" x 7'2" (max) (2.64 x 2.20 (max))

Double glazed window to front. Built in cupboard. Coving. Radiator.

### Study

7'10" x 5'5" (2.39 x 1.67)

Double glazed window to rear. Coving. Radiator.

### Bathroom

Two double glazed windows to rear. Low level W.C. Pedestal hand wash basin. Bath with electric shower over. Part tiled walls. Oak effect vinyl floor. Coving. Spotlights. Extractor fan. Chrome heated towel rail.

### Rear Garden

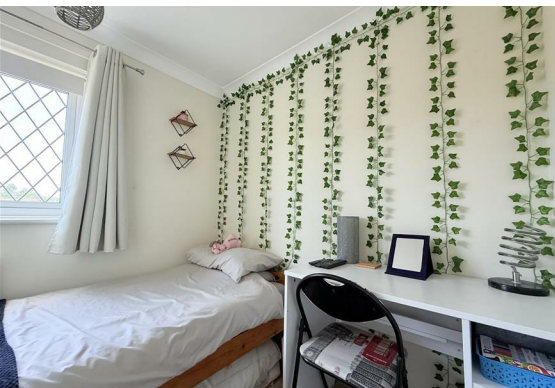
Paved patio area providing a sizeable seating area to enjoy the outdoors. Partially laid to lawn with mature trees and bushes. Hard standing to side offering off road parking and access to the garage.

### Garage

Part glazed door to front. Up and over door to rear. Power and light connected.

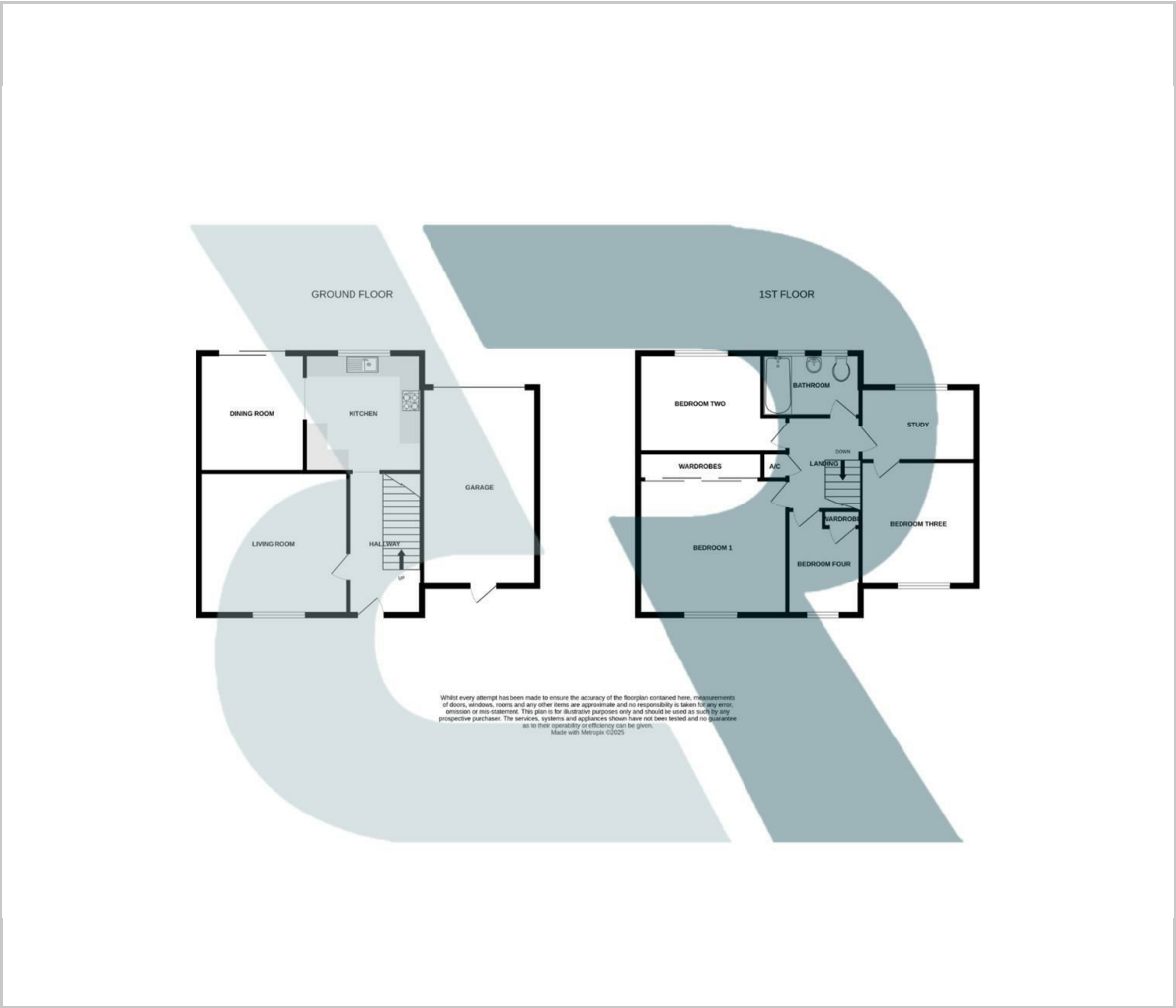
### Parking

Off road parking for two vehicles.





Floor Plan



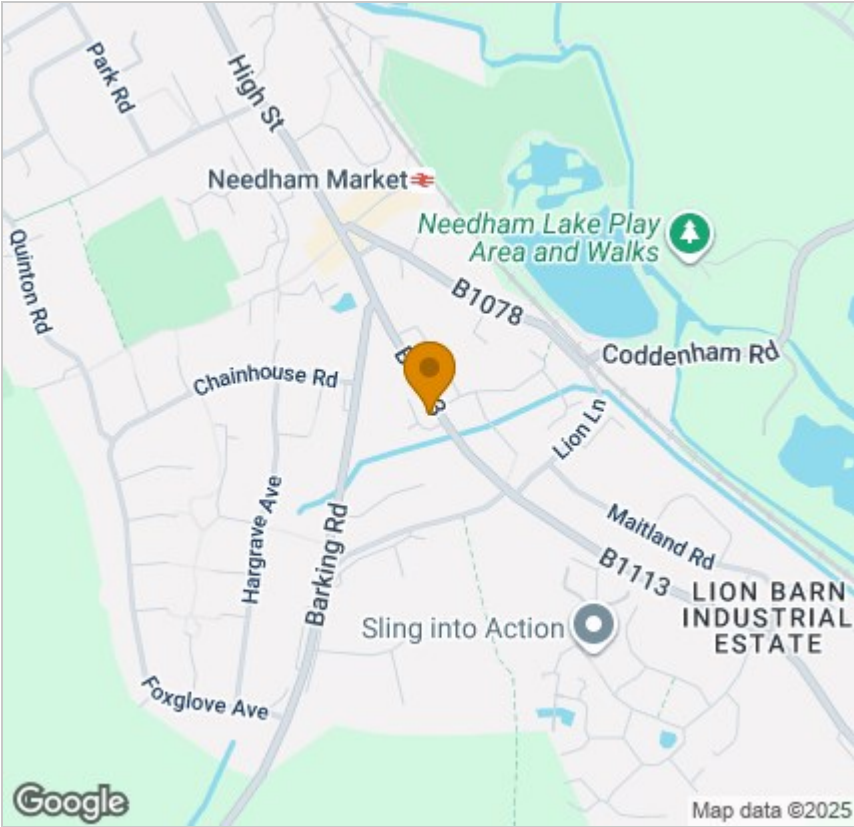
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Area Map



Energy Efficiency Graph

