



Rock Estates



Ludbrook Close

Needham Market, Needham Market, IP6 8EE

Guide price £220,000



## Ludbrook Close

Needham Market, Needham Market,  
IP6 2FF

- End Terrace
- Living/ Dining Room
- Two Double Bedrooms
- Landscaped Rear Garden
- Off Road Parking
- Large Corner Plot
- Kitchen
- First Floor Bathroom
- Garage En Bloc
- Popular Needham Market Location

Tucked away within a quiet cul-de-sac setting on Ludbrook Close, this well-positioned end of terrace home occupies a generous corner plot, offering both space and privacy.

The ground floor is arranged around a bright and well-proportioned living/dining room, creating a comfortable and versatile space for both everyday living and entertaining. To the rear, the kitchen enjoys a pleasant outlook over the garden and provides space for appliances alongside ample worktop and storage provisions—perfectly suited to modern day living. Upstairs, the property offers two generous double bedrooms, each providing comfortable accommodation with space for freestanding furniture. A neatly presented first floor bathroom completes the internal layout.

Externally, the landscaped rear garden has been thoughtfully designed, featuring a patio area ideal for al fresco dining and relaxing, with the remainder laid to lawn with a variety of mature trees and shrubs. The corner plot position enhances the sense of space and seclusion, making it a standout feature of the home. Further benefits include a garage en bloc, with parking available directly in front for one vehicle.

Needham Market is one of Mid Suffolk's most desirable market towns, offering a strong sense of community alongside an excellent range of everyday amenities. The High Street provides a variety of independent shops including a butchers, bakery, cafés and public houses, alongside takeaways, a post office and Co-op supermarkets. The town also benefits from a doctors surgery, pharmacy, dentist, library and community centre.

Surrounded by attractive countryside, with the popular Needham Lake offering scenic walks and open green space, the area is ideal for those seeking a balance of town and country living. Excellent transport links include regular bus services and a railway station with connections to London Liverpool Street Station via Ipswich and Stowmarket.





### Front

Landscaped front and side garden with mature shrubs and plants. Path leading to front door.

### Porch

Double glazed window to side. Radiator. Door to:

### Living/Dining Room

19'0" x 12'5" (5.80 x 3.80)

Double glazed window to side. Engineered oak flooring. Two radiators. Stairs to first floor. Door to:



### Kitchen

12'5" x 7'10" (3.80 x 2.40)

Double glazed window and part glazed door to rear garden. Range of wall and floor mounted units. Inset stainless steel sink with mixer tap over. Space for oven. Space and plumbing for washing machine and fridge/freezer. Wall mounted gas fired boiler. Tiled floor. Radiator.

### Landing

Doors to:

### Bedroom One

12'5" x 10'5" (3.80 x 3.20)

Double glazed window. Built in wardrobe. Radiator.

### Bedroom Two

12'5" x 8'2" (3.80 x 2.50)

Double glazed window. Cupboard over stairs. Radiator.

### Bathroom

Double glazed window. Part tiled walls. Bath with shower attachment. Low level W.C. Pedestal hand wash basin with tiled splash back. Vinyl flooring. Radiator.

### Rear Garden

The rear garden is fully enclosed with wooden fencing and gates to the both the front and rear. The garden is predominantly laid to lawn with a patio area perfect for outdoor relaxing or al fresco dining.

### Garage & Parking

Single en bloc garage with power and light connected, and up and over door to the front.

Off road parking for one car in front of the garage.



## Floor Plan



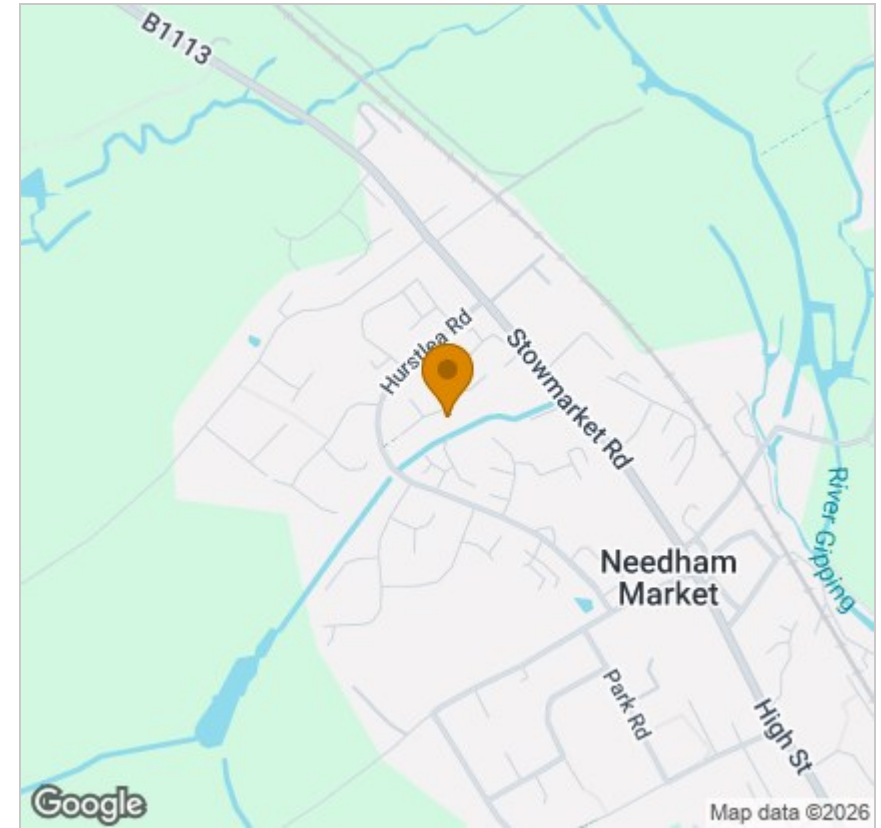
## Viewing

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

