



Rock Estates



Primrose Way  
Needham Market, IP6 8HF

Offers in the region of £290,000



# Primrose Way

Needham Market, IP6 8HF

- Extended & Renovated Throughout
- Detached Bungalow
- Modern Open Plan Living Space
- Contemporary Kitchen with Integrated Appliances
- Three Bedrooms
- Three Piece Shower Suite
- Private Rear Garden
- Garage & Off Road Parking
- Walking Distance to Amenities
- Sought After Location within The Popular Town of Needham Market

Situated in the highly regarded town of Needham Market, this detached bungalow presents a superb opportunity to acquire a home of both style and practicality. Designed around contemporary open-plan living, the property offers versatile accommodation perfectly suited to a modern lifestyle.

At the heart of the home is the kitchen, dining and living space – a bright, free-flowing arrangement ideal for both everyday living and entertaining. Sleek cabinetry and integrated appliances provide functionality, while sliding patio doors open directly onto the garden, creating a seamless transition between indoor and outdoor spaces. This feature ensures the home is as well suited to al fresco gatherings as well as quiet, cosy evenings in.

The property offers three well-proportioned bedrooms, adaptable as separate reception rooms or a home office. A contemporary shower room serves the accommodation, finished with a double shower enclosure with striking black accents for a refined, modern feel.

Externally, the home enjoys a private and enclosed garden, thoughtfully landscaped with a Brazilian Slate patio – perfect for outdoor dining – and a large lawn bordered by timber fencing, with both side and rear access for convenience. The property also benefits from a single garage en bloc with power and light connected, in addition to two off-road parking spaces.

Needham Market itself is a sought-after Suffolk town, celebrated for its charming high street with independent shops, cafés and everyday amenities. The area also offers excellent transport links, with a mainline railway station and swift access to the A14, connecting directly to Ipswich, Stowmarket and beyond.

This is a home that combines elegant modern interiors with generous outdoor space and practical features, all within one of Suffolk's most desirable settings.





### Front

Enclosed shingle area with mature flower bed. Path leads to side and rear garden. Door opens to:

### Porch

Two double glazed windows to front. Door to:

### Hallway

Radiator. Loft hatch with drop down ladder providing access to the partly boarded loft space. Wood effect flooring. Doors to:

### Kitchen/ Dining/ Living Room

Double glazed windows to side and double glazed sliding doors opening to rear garden. Range of modern wall and floor mounted units and drawers. Integrated oven with electric hob and extractor hood over. Inset sink with drainer and mixer tap over. Electric eye level oven with integrated microwave above. Integrated fridge/freezer and washing machine. Spotlights. Wood effect flooring. Radiator.

### Bedroom One

Double glazed window to front. Vertical grey radiator. Spotlights.

### Bedroom Two

Double glazed window to side and rear. Radiator.

### Bedroom Three

Double glazed window to front. Radiator. Spotlights.

### Shower Room

Double glazed window to side. Vanity unit with storage cupboard, inset ceramic sink and W.C. Walk in double shower cubicle. Part tiled walls. Tiled floor. Heated towel rail.

### Rear Garden

The rear garden has a spacious Brazilian slate patio area seamlessly accessed via the sliding rear doors to the rear of the property, creating an effortless transition between the indoor and outdoor entertaining spaces. The garden has a large laid to lawn area and is fully enclosed with wooden fencing. There is a gate to both the side providing access to the front of the property whilst the gate to the rear provides access to the single garage and parking.

### Garage & Parking

Single garage en bloc with up and over door to front. Power and light connected.

Two allocated off road parking spaces.

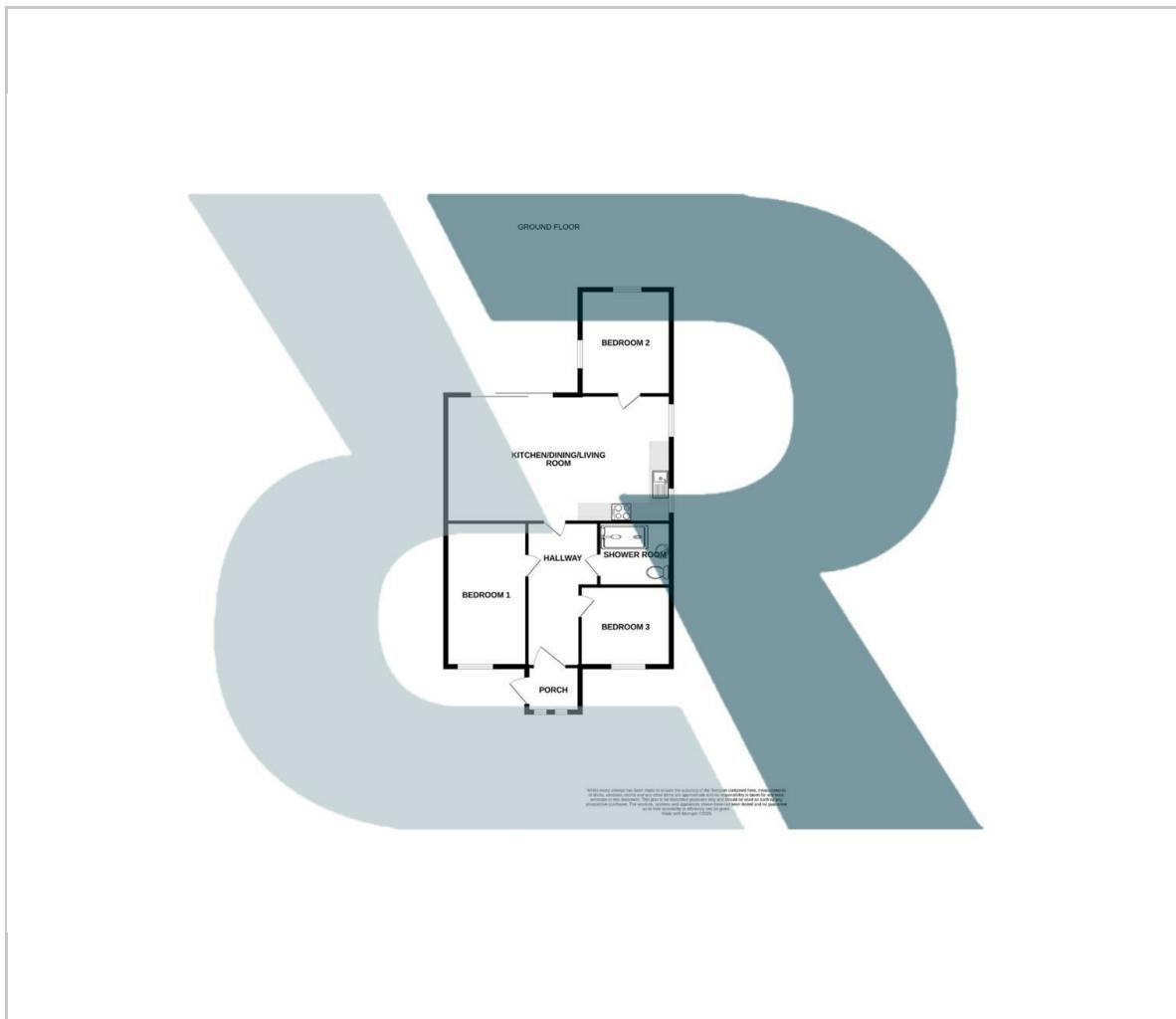
### Agents Note

The property has had a full new central heating system fitted inclusive of all pipework and radiators which was installed in 2019. The combination boiler also has a 10 year manufacturers warranty (with approximately 4 years remaining) and is situated in the loft space.

The property also underwent a full electrical re-wire and this was completed in 2019.



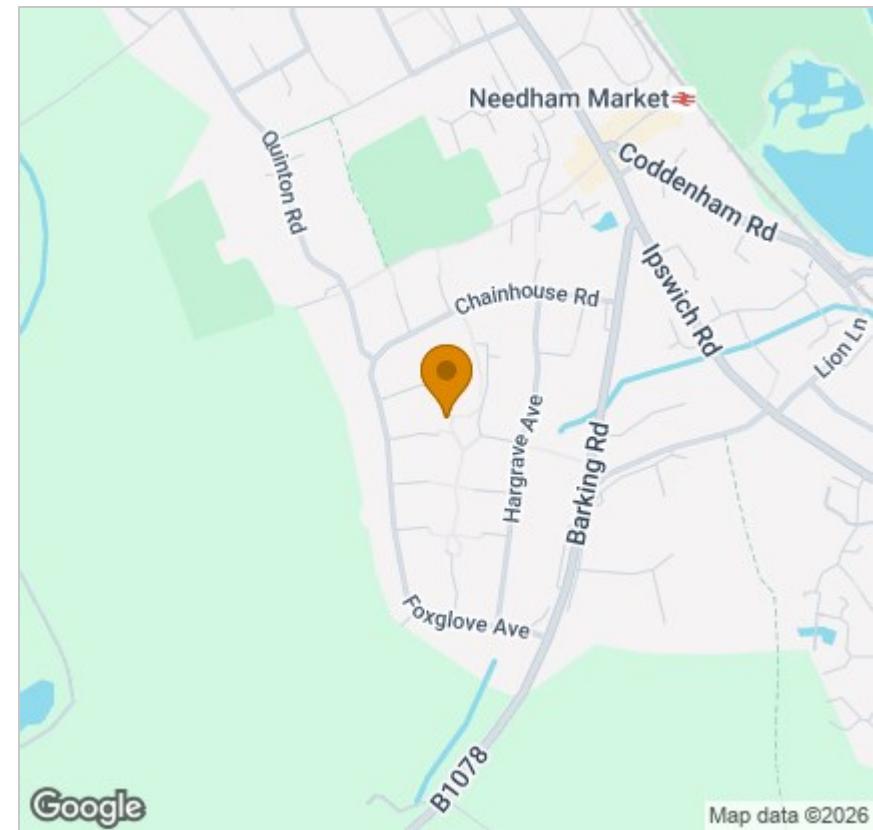
## Floor Plan



## 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.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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