

BUCKS

PROPERTY AGENTS



8 Flint Cottages Constitution Hill, Needham Market, Ipswich, IP6 8AH

Price £260,000

- Three Bedrooms
- Three Storey Home
- En-Suite to Master Bedroom
- Juliet Balcony to Bedroom Two
- Gas Radiator Central Heating
- Semi-Detached House
- Conservatory
- Cloakroom
- UPVC Windows
- Off Road Parking For One Vehicle

8 Flint Cottages Constitution Hill, Ipswich IP6

8AH

Nestled in the charming area of Constitution Hill, Needham Market, this delightful three-storey semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The master bedroom, located on the third floor, boasts an en-suite bathroom, providing a private sanctuary for relaxation. The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the garden, making it an ideal spot for morning coffee or afternoon reading. Bedroom Two is particularly charming, featuring a Juliet balcony that invites fresh air and a sense of openness. The property also includes two bathrooms, ensuring convenience for all residents and guests. For those with vehicles, off-road parking for one vehicle is available, adding to the practicality of this lovely home.

This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a friendly community. With its appealing features and prime location within Situated in the desirable Needham Market, you'll find yourself surrounded by a friendly community and a range of amenities just a stone's throw away. Whether you're looking to enjoy a peaceful stroll in the nearby Needham Lakes or explore the local shops and cafes, this location offers the best of both worlds. Needham Market has its own railway station that provides main rail links to London Liverpool Street, Ipswich and Bury St Edmunds and is also within easy access of the A14 corridor. This property is sure to attract interest. Don't miss the chance to make it your own.



Council Tax Band: C



Entrance Hall

With stairs leading to first floor, understairs cupboard and radiator.

Sitting Room

11'6" x 14'6"

With wood panelling, TV point, laminate floor and radiator.

Conservatory

6'5" x 9'10"

With windows all around and French doors leading to rear garden, laminate floor and radiator.

Kitchen

7'10" x 8'11"

With window to front, range of high and low units, stainless steel sink and drainer, electric hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine and tiled floor.

Cloakroom

With low level W/C, basin, vinyl floor and radiator.

First Floor Landing

With window to side, airing cupboard housing hot water tank and radiator.

Bedroom Two

11'6" x 14'6"

With French doors leading to Juliet balcony filling the room with natural light and radiator.

Bedroom Three

8'5" x 9'8"

With window to front and radiator.

Bathroom

With bath, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and radiator.

Second Floor Landing

Bedroom One

11'3" x 20'11"

With window to front and rear and two radiators.

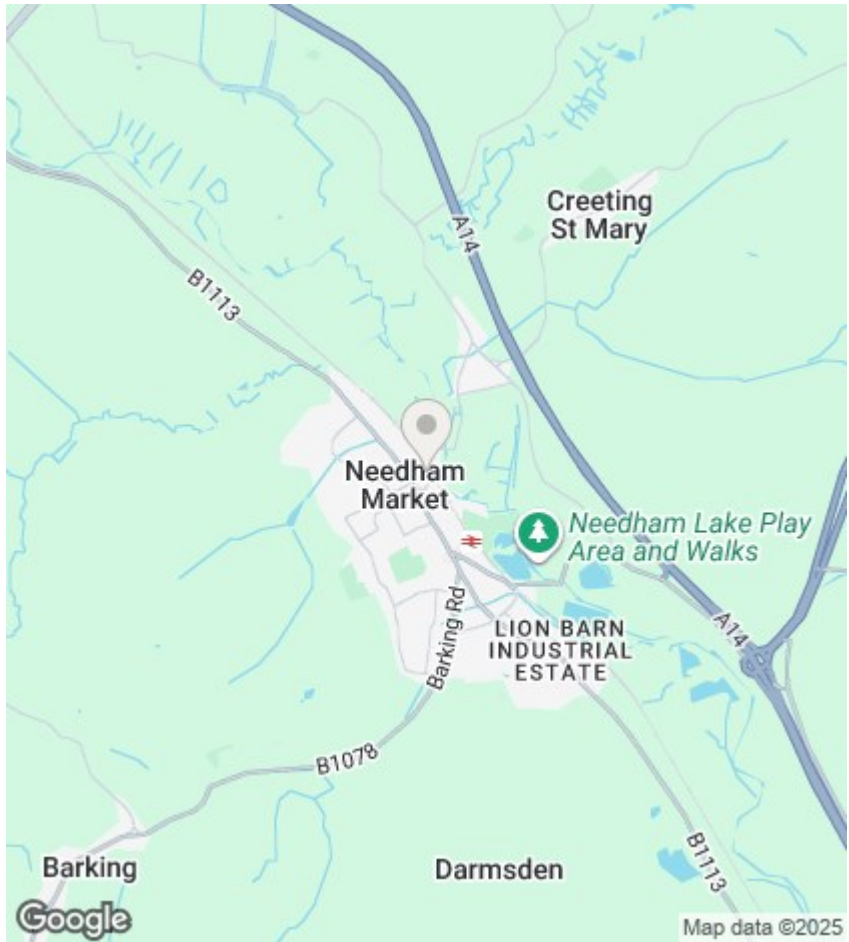
En-Suite

With corner shower cubicle, low level W/C, pedestal basin, extensively tiled walls, vinyl floor and radiator.

Outside

To the front of the property is a block paved driveway with car port providing off road parking

for one vehicle, electric charging point and paving stones leading to side gate. To the rear of the property with access through side gate is a rear garden comprising of patio area ideal for outside entertaining, artificial grass, shrub borders, shed and for privacy and seclusion is fenced all around.



Directions

Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Church Walk Turn left towards Church Walk Make a U-turn Turn right onto Church Walk Turn left onto Station Rd W/B1115 Continue to follow B1115 Turn right onto Recreation Rd Turn left onto Violet Hill Rd Turn right onto Bury Rd/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn left towards King William St Turn left onto King William St Turn right to stay on King William St King William St turns right and becomes Constitution Hill Destination will be on the right Arrive: Constitution Hill, Needham Market, Ipswich IP6 8AH, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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