

BUCKS

— PROPERTY AGENTS —



119 Foxglove Avenue, Needham Market, Ipswich, IP6 8JJ

Offers Over £245,000

- Three Bedrooms
- Sealed Unit Double Glazed
- Smart Hive Heating
- Two Reception Rooms
- No Upward Chain
- Semi- Detached House
- Gas Radiator Central Heating
- Utility Room
- Off Road Parking for Two Vehicles
- Views Over Fields

119 Foxglove Avenue, Ipswich IP6 8JJ

Nestled in the charming area of Foxglove Avenue, Needham Market, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed, featuring a utility room that adds convenience to daily chores. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. Outside, the property benefits from off-road parking for two vehicles, providing ease and security for your vehicles. The surrounding area is known for its community spirit and accessibility, making it an ideal location for those seeking a balance of tranquility and convenience.

This semi-detached house on Foxglove Avenue is not just a place to live; it is a home where memories can be made. With its practical features and welcoming atmosphere, it is sure to appeal to a variety of buyers. 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. Do not miss the chance to view this lovely property and envision your future in this delightful setting.



Council Tax Band: B



Entrance Hall

With understairs storage area, laminate flooring and two radiators.

Cloakroom

With window to front, low level W/C, basin, laminate floor and radiator.

Sitting Room

With patio doors leading to the rear garden creating a feel of open space living, TV point and radiator.

Dining Room

With window to rear, door leading to outside and radiator.

Kitchen

With window to front, range of high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, plumbing for dishwasher, space for fridge freezer and tumble dryer, cupboard housing boiler and laminate floor.

Utility Room

With worktop, space for fridge freezer, plumbing for washing machine and laminate floor.

First Floor Landing

With airing cupboard housing the hot water tank and loft access.

Bedroom One

With window to rear, built-in cupboard and radiator.

Bedroom Two

With window to front, built-in cupboard and radiator.

Bedroom Three

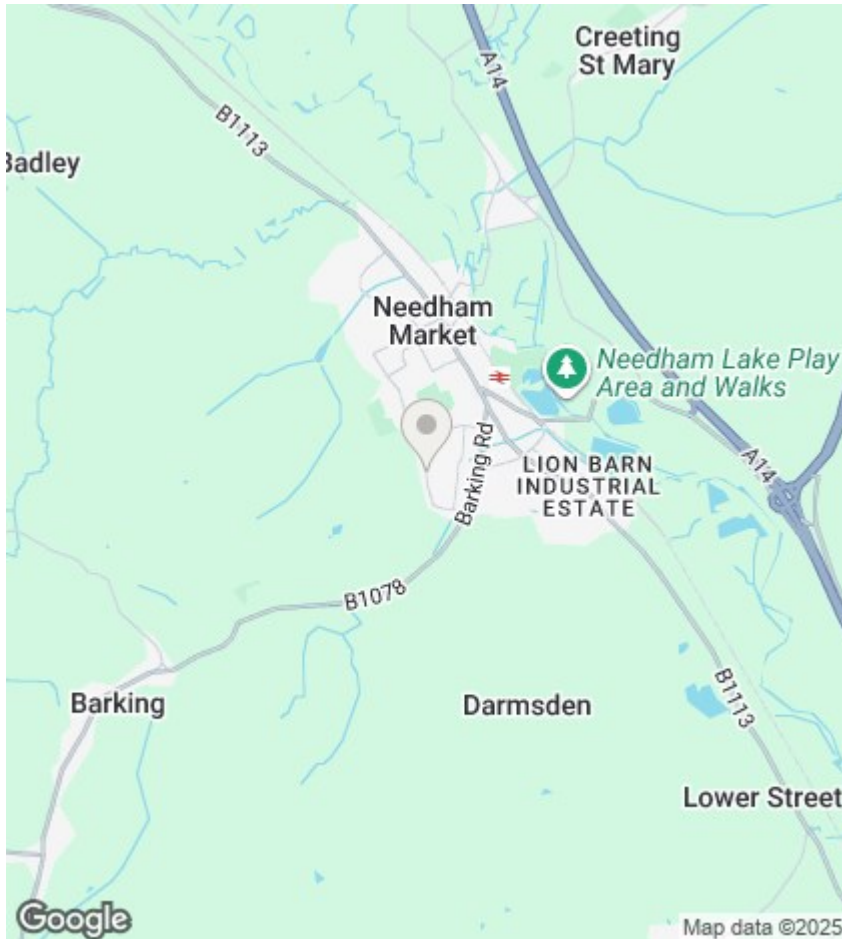
With window to rear and radiator.

Bathroom

With window to front, low level W/C, basin in vanity unit, tiled splashbacks, bath with shower over, vinyl floor and radiator.

Outside

To the front of the property is lawn. A driveway provides off road parking for two vehicles. The rear garden comprises of patio area ideal for outside entertaining, steps to lawn with shrub borders, shed, the property benefits from views over fields to the rear and for privacy and seclusion is fenced all around.



Directions

Market Place, 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 Gipping Way/A1308 Continue straight to stay on Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(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



Total Area: 93.4 m² ... 1005 ft²