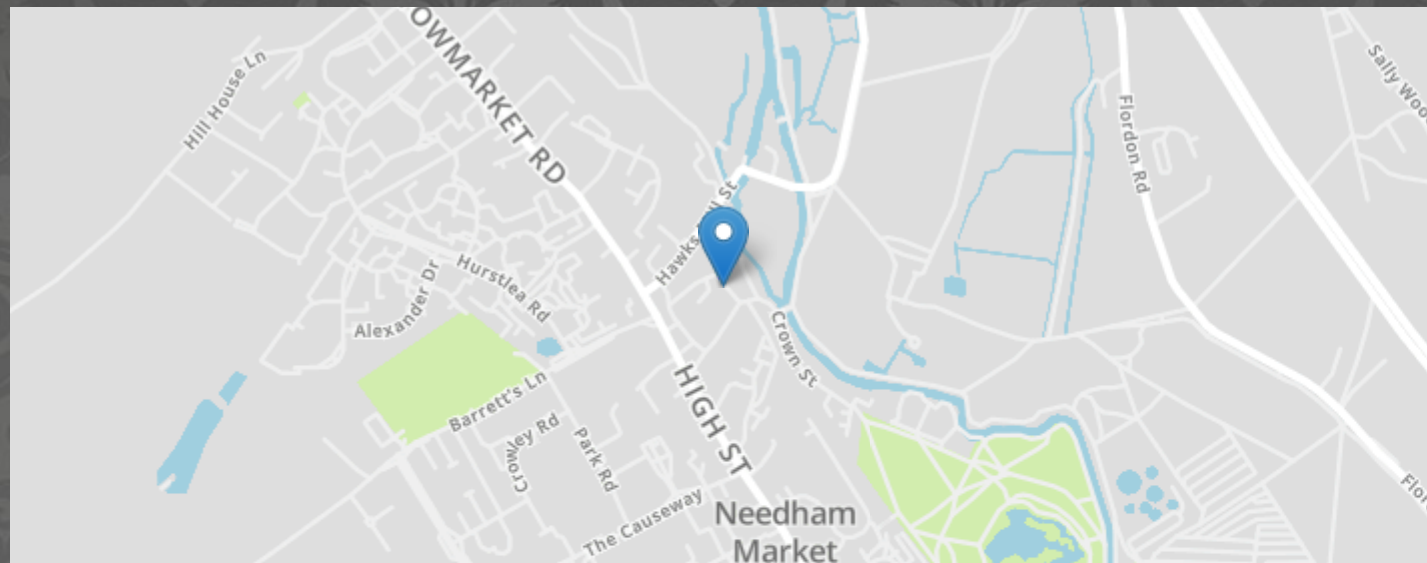


Constitution Hill, Needham Market, Ipswich



- THREE STOREY FAMILY HOME
- VILLAGE LOCATION
- CONSERVATORY
- DRIVEWAY
- MAIN BATHROOM, EN-SUITE SHOWER ROOM AND WC
- BALCONY

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Constitution Hill, Needham Market, Ipswich

VENDOR HAS FOUND ONWARD

This charming SEMI-DETACHED cottage offers three storey living with THREE DOUBLE BEDROOMS with a balcony to the second, good size reception area, separate kitchen, CONSERVATORY, WC, En-suite to main bedroom, family bathroom and landscaped rear garden. The property is well presented with stylish décor and an inviting layout. This house benefits having an EV charging point (negotiable) on the driveway with ONE OFF ROAD PARKING SPACE. The cottage sits in a quiet village location whilst also providing easy access to the main high street which boasts unique shops, local cafes and stores. The property is not to be missed and we would recommend early viewing.

£260,000 Guide Price

Constitution Hill, Needham Market, Ipswich

Ground Floor

Kitchen

Well presented kitchen with floor and overhead units, tiled splash backs and modern décor. There is space for a fridge/freezer and washing machine. Large tiled flooring. Inset spotlights. Double glazed window to the front aspect.

Cloakroom

Modern cloakroom fitted with a WC and wash basin. Feature wall. Radiator. Extractor fan.

Reception/Diner

Stylish reception area with modern light fittings, neutral décor and wall panelling. The reception area is both spacious and cosy with fitted flooring and access into the conservatory. The current vendors have laid out the room to accommodate seating and dining with plenty of space for both.

Conservatory

Good size conservatory with double glazed dual aspect and UPVC roof. Fitted flooring. Access to the patio area. The room is filled with natural light and offers a great space to sit and enjoy the views of the garden.

First Floor

Bedroom Two

Generously sized second bedroom with the benefit of a balcony for seating. The bedroom allows for a king size bed and wardrobe space, additionally there is potential to add fitted wardrobes if desired. This bedroom has modern décor and fitted carpet. Radiator. Double French doors to the balcony.

Bedroom Three

Double bedroom with neutral décor and part featured walls. There is fitted carpet and a double glazed window to the front aspect providing plenty of natural light through. Radiator.

Bathroom

The bathroom is fitted with a three piece suite to include bath, WC and wash basin. Modern fitted floor tiles with partly tiled walls. Extractor fan. Radiator.

Second Floor

Main Bedroom

Large primary bedroom located on the top floor, this bedroom has two double glazed windows providing dual aspect views and plenty of natural light. This bedroom is currently being used as a hobby/study room but would make a good size double bedroom with space for wardrobes. Radiator. The bedroom has a large en-suite to include walk-in shower, WC and wash basin with space for storage if desired. Extractor fan. Radiator.

Outside

Front;
Driveway with space for one car, EV charging point (negotiable) and access to the side of the property. Outdoor lighting.
Rear;
Well presented and spacious rear garden offering a large patio area and AstroTurf area which is currently being used for seating. The garden is fully enclosed and has established trees with shrubbery boarders.

Important Information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - C

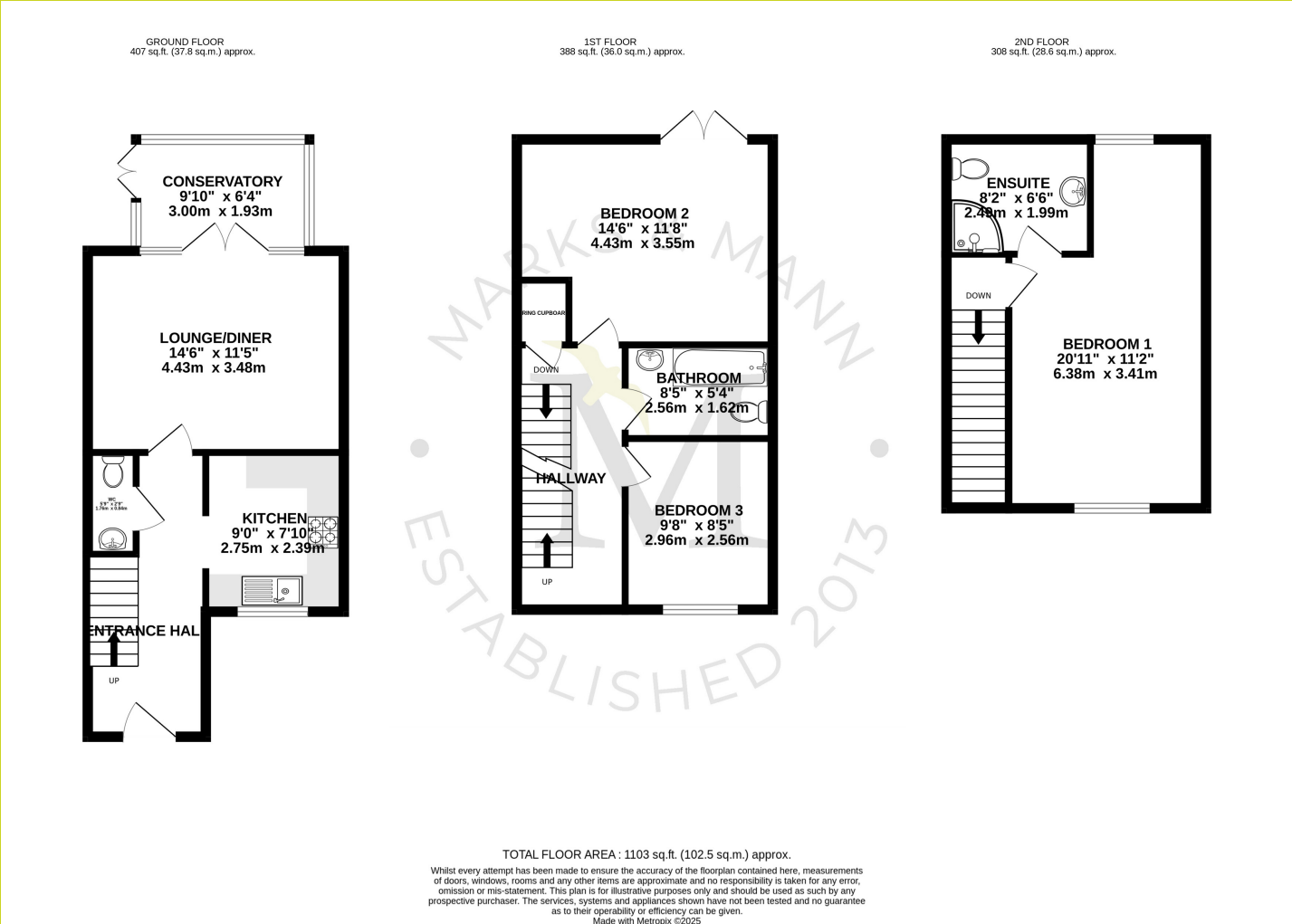
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Constitution Hill, Needham Market, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

