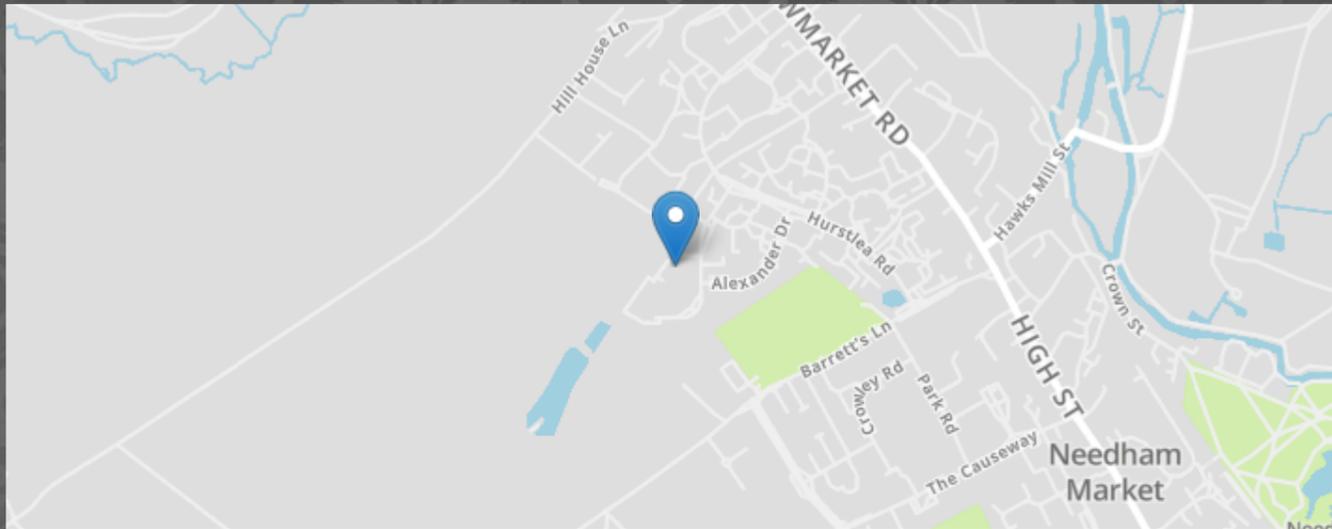


## Platten Close, Needham Market, Ipswich



- VIEWS OF OPEN COUNTRYSIDE WITH FAR-REACHING FIELD VIEWS
- MODERN HIGH-SPECIFICATION KITCHEN WITH INTEGRATED APPLIANCES
- STYLISH CONTEMPORARY FAMILY BATHROOM WITH WALK-IN SHOWER
- GENEROUS DRIVEWAY AND SINGLE GARAGE PROVIDING AMPLE OFF-ROAD PARKING
- NO ONWARD CHAIN

- BEAUTIFULLY LANDSCAPED, TIERED REAR GARDEN WITH RAISED DECKING TERRACE
- SPACIOUS CONSERVATORY OVERLOOKING THE GARDEN
- SEPARATE UTILITY ROOM AND CLOAKROOM
- WELL-PRESENTED THROUGHOUT WITH NEUTRAL, MOVE-IN READY INTERIORS
- CUL-DE-SAC LOCATION

# MARKS & MANN

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# MARKS & MANN



## Platten Close, Needham Market, Ipswich

\*\*\*NO ONWARD CHAIN\*\*\*

Occupying a prime position with views onto open countryside, this beautifully presented detached bungalow offers an exceptional combination of privacy, space and uninterrupted rural views - all within a well-established residential setting. The outlook alone sets this home apart, with sweeping green fields creating a constantly changing, tranquil backdrop that few properties can rival. Internally, the property has been thoughtfully modernised and meticulously maintained, offering light-filled accommodation finished to a high standard throughout. From the contemporary fitted kitchen and stylish shower room to the generous reception space and garden room overlooking the landscaped rear garden, every element has been designed for both comfort and effortless living. The rear garden has been carefully tiered to create defined seating and entertaining areas, including a substantial raised deck - ideal for summer gatherings, while a detached timber garden building provides excellent versatility for home working, hobbies or additional entertaining space. This is a property that delivers not only on presentation, but on lifestyle - combining village-edge tranquillity with practical modern living.

**£390,000 Guide Price**

# Platten Close, Needham Market, Ipswich

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## Entrance Hall

A welcoming and well-proportioned central hallway finished with contemporary flooring and neutral décor, creating an immediate sense of light and cohesion. Doors radiate to all principal rooms, with useful storage and a clean, modern finish that sets the tone for the rest of the property.

## Sitting / Dining Room

A generously sized principal reception space offering flexibility for both formal dining and relaxed living. Large windows allow natural light to flood the room while framing countryside views. The layout comfortably accommodates substantial furniture, making it ideal for both everyday living and entertaining guests. The room has a featured log burner which compliments the countryside outlook from the front aspect.

## Kitchen

A sleek and contemporary fitted kitchen finished with gloss cabinetry, quality work surfaces and integrated appliances. Thoughtfully designed for both practicality and style, the space offers excellent storage and preparation areas. A large window above the sink overlooks the garden, while direct access through to the garden room enhances the sociable flow of the home.

## Utility Room

A highly practical and well-designed utility space positioned conveniently off the main accommodation, providing excellent additional storage and laundry facilities. Fitted with matching cabinetry and complementary work surfaces, the room offers dedicated appliance space while keeping the main kitchen free for cooking and entertaining.

## Cloakroom / WC

A stylish and well-appointed cloakroom, fitted with a modern low-level WC and contemporary hand basin. Thoughtfully finished with clean lines and coordinated décor, this convenient addition enhances everyday practicality while maintaining the high standard seen throughout the home.

## Garden Room / Conservatory

Positioned to fully appreciate the rear outlook, this attractive addition creates a seamless connection between the interior and the landscaped garden beyond. Glazed on multiple aspects, it provides a bright and tranquil retreat — perfect for morning coffee, reading or enjoying the changing seasons.

## Primary Bedroom

A generously sized primary bedroom located at the back of the property, offering fantastic views of the garden. Double glazed window to the rear aspect provides plenty of natural light throughout. Finished with neutral décor and carpet.

## Bedroom Two

A well-proportioned second bedroom positioned to the front aspect, offering ample space for wardrobes and additional furnishings. Soft neutral tones and generous natural light create a calm and restful environment.

## Bedroom Three / Study

Currently adaptable as a third bedroom, home office or hobby room. This additional space adds further appeal for buyers seeking flexibility — particularly those working from home.

## Shower Room

A stylishly refitted contemporary shower room featuring a walk-in glazed shower enclosure, modern vanity unit with vessel basin, WC and quality tiling throughout. Finished in neutral tones with clean lines, offering both practicality and a high-end feel.

## Rear Garden

A beautifully landscaped and thoughtfully tiered rear garden with privacy throughout, a rare and highly desirable feature. The lower patio provides an immediate entertaining space accessed from the garden room, while steps lead to an elevated lawn and substantial raised timber deck, perfectly positioned for outdoor dining and summer gatherings.

Mature planting beds soften the borders, and the elevated position enhances both privacy and the uninterrupted countryside views. The garden successfully balances usability with presentation, offering distinct areas for relaxation, entertaining and quiet enjoyment.

## Garden Building

A detached timber garden building situated at the top of the garden — ideal as a home office, studio, gym or additional entertaining space. A valuable and practical addition that significantly enhances the versatility of the property.

## Front & Parking

Set within an established residential position with driveway parking and garage.

## Important information

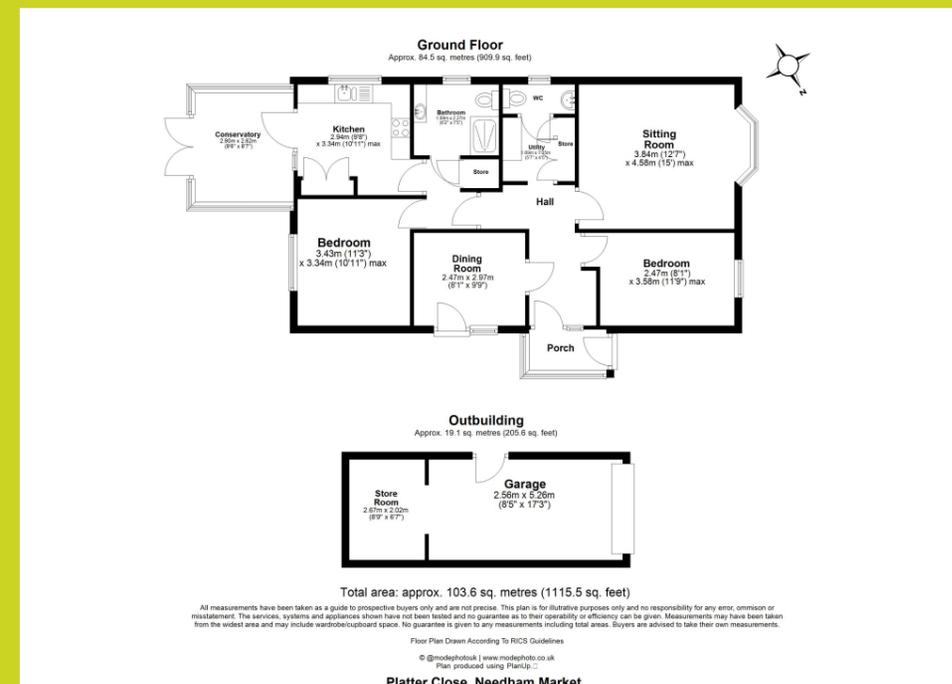
Tenure – Freehold.  
Services – We understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band - C  
EPC rating - D

## 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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	