



Hamilton Smith, Sales
Suffolk

01473 870059 local call rate

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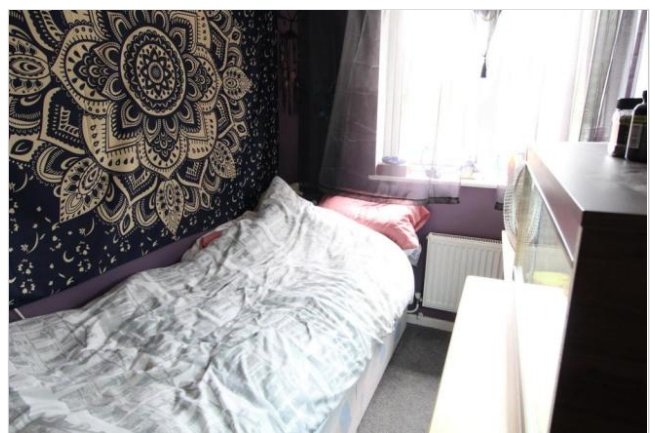
www.rightmove.co.uk/property/73279471

3 bedroom semi-detached house for sale

Pinecroft Way, Needham Market,

Offers in Excess of
£215,000







Property Description

Key features

■ THREE BEDROOM SEMI

■ CONSERVATORY

■ GARAGE

Full description

OFFERS IN EXCESS OF £215,000. This modern 3 bedroom semi detached house is situated within a quiet cul-de-sac a short walk from Needham Market High Street and its many amenities as well as Needham lake. The property benefits from Lounge/Dining Room, Conservatory, Kitchen, 3 Bedrooms, Family Bathroom, Garage, Gardens and Parking.

Needham Market - Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

With front door leading to...

Entrance Hall: - With stairs to first floor and door leading to...

Lounge: - 7.164 x 3.749 (23'6" x 12'3") - With window to front aspect, fireplace with inset gas fire, radiator and opening to...

Dining Room: - With dado rail, laminate flooring, radiator and doors to...

Conservatory: - 4.176 x 2.831 (13'8" x 9'3") - With doors to garden, tiled floor and radiator.

Kitchen: - 2.935 x 2.123 (9'7" x 6'11") - Fitted with a range of wall and base level units with drawers and work surfaces over,inset stainless steel sink unit with mixer tap over, tiled splashbacks, integral double oven, 4 ring gas hob with extractor over, integral fridge/freezer, washing machine and slimline dishwasher, storage cupboard. Door to conservatory.

First Floor -

Landing: - With airing cupboard housing boiler, loft access and doors leading to...

Bedroom 1: - 3.572 x 2.8 (11'8" x 9'2") - With window to front aspect and radiator.

Bedroom 2: - 3.508 x 2.796 (11'6" x 9'2") - With window to rear aspect and radiator.

Bedroom 3: - 2.253 x 1.849 (7'4" x 6'0") - With window to rear aspect and radiator.

Bathroom: - With window to front aspect, fitted suite comprising bath, low level W.C, pedestal wash hand basin ad heated towel rail.

Outside: - The garden to the front of the property is graveled with flower borders and path to front door.

The garden to the rear of the property is graveled with patio area, flower and shrub borders, garden shed and is enclosed by fencing. There is a gate providing rear access to the driveway which in turn leads to the GARAGE: With up and over door.

Useful Information: - The vendors have informed us that the council tax band is C and the property is on a water meter.

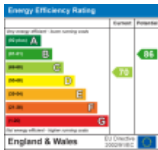
Needham Market Office: - 54 High Street, Needham Market, Ipswich, IP6 8AP.TO VIEW PLEASE CALL or email

More information from this agent

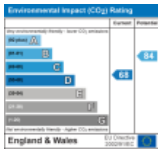
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Energy Performance Certificate (EPC) graphs

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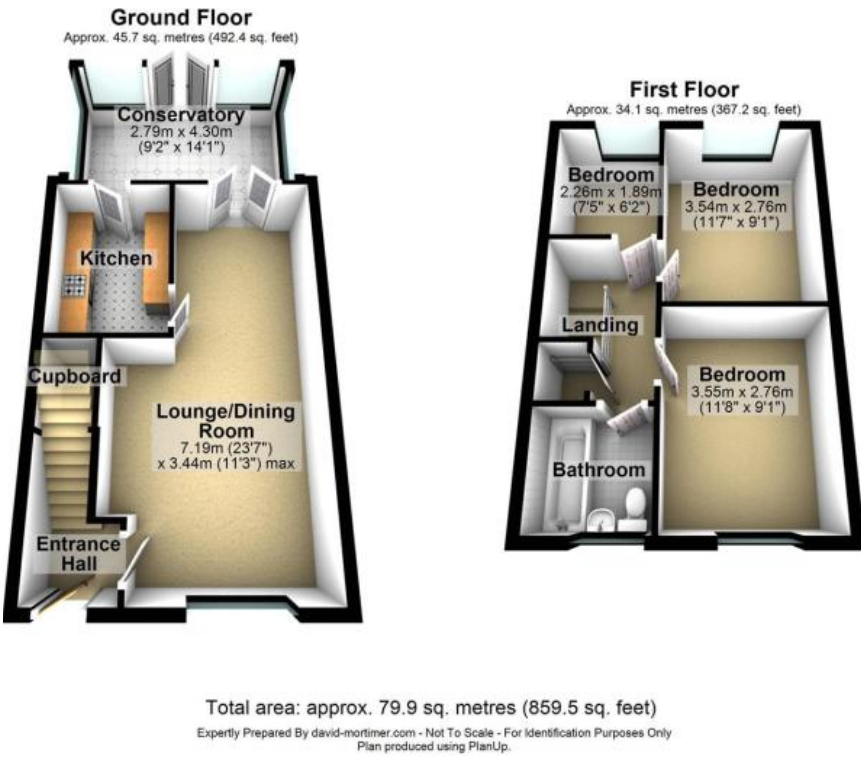
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Floorplans

Floorplan 1



Floorplan 2



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map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

Nearest stations

- Needham Market (0.2 mi)
- Stowmarket (3.7 mi)
- Westerfield (6.6 mi)

Distances are straight line measurements from centre of postcode

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A message from this agent