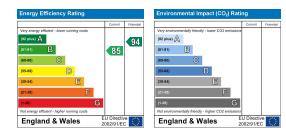


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





63 Quarry Avenue, Needham Market, Ipswich, IP6 8FA £340,000

Located on the popular ST George's Park development this IMMACULATE PERFECTLY PRESENTED 4 BEDROOM TOWN HOUSE offers ample living accommodation spread over three floors including family bathroom and two further en-suite / shower room, kitchen/diner, living room, garden to front and rear and off road parking and garage. Situated close to the High street and Needham Lakes viewing is HIGHLY RECCOMMENDED.









63 Quarry Avenue, Needham Market, Ipswich, IP6 8FA

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.

FRONT ENTRANCE DOOR TO:

ENTRANCE HALLWAY:

Stairs to first floor, radiator and door to GARAGE.

SNUG / BEDROOM 4: 11'3" x 10'4" (3.45 x 3.16)

Doors to rear garden, radiator and door to....

SHOWER ROOM:

Shower cubicle, wash hand basin and low level W/C.

LANDING:

Doors to....

LIVING ROOM: 17'6" x 16'6" (5.33m x 5.03m)

Two windows to front, radiator and double doors to....

KITCHEN BREAKFAST ROOM: 18'3" x 13'3" (5.58 x 4.04)

Two windows to rear, radiator, range of wall and base units, stainless steel sink with mixer tap, built in gas hob with extractor over, built in dishwasher and space for American style fridge/freezer.

LANDING:

Airing cupboard and doors to....

BEDROOM 1: 14'0" x 10'6" (4.29 x 3.21)

Two windows to front, radiator, fitted wardrobe and door to...

EN-SUITE:

Shower cubicle, low level W/C and wash hand basin.

BEDROOM 2: 12'0" x 10'0" (3.68 x 3.06)

Window to rear, fitted wardrobe and radiator

BEDROOM 3: 10'1" x 8'1" (3.09 x 2.47)

Window to rear and radiator.

BATHROOM:

Panelled bath, low level W/C and wash hand basin.

GARDEN

To the front of the property there is a lawn area and block paved driveway leading to the GARAGE.

The rear of the garden has a patio area, lawn area and flower and shrub borders.

GARAGE:

With up and over door

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