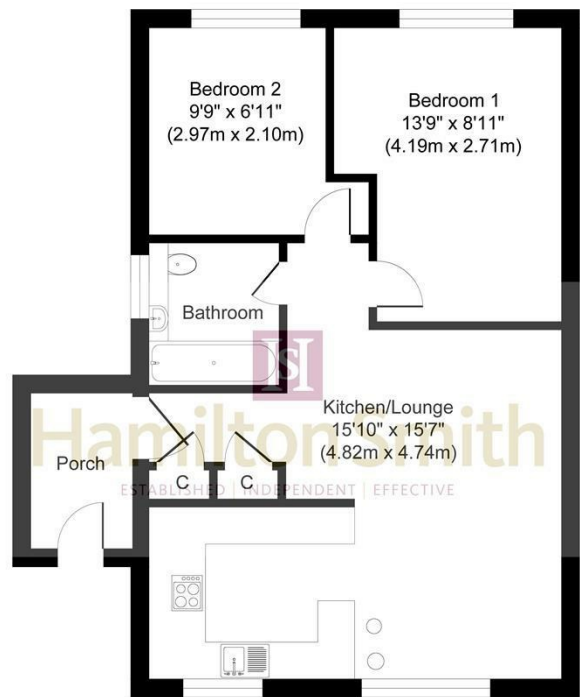
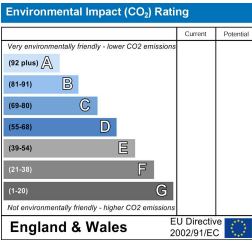
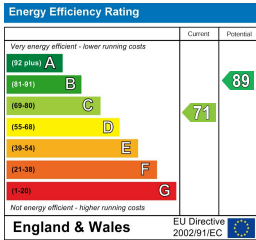




Approximate Floor Area
820 sq. ft
(76.18 sq. m)

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.



64 Steggall Close, Needham Market, Ipswich, IP6 8EB **£235,000**

This 2 bedroom bungalow has been renovated to an exceptionally high standard. The property has a new kitchen, new bathroom, new internal oak doors, new skirting and architrave & new carpets and flooring throughout. New UPVC front door. Externally there is a generous garden/plot with ample room to build a garage and extend to the side to add a further bedroom subject to planning plus new UPVC soffits and gutters.

Offered with NO ONWARD CHAIN- Viewing is highly recommended.



64 Steggall Close, Needham Market, Ipswich, IP6 8EB

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.

KEY FEATURES:

- Renovated to an exceptionally high standard.
- Two Bedrooms.
- Double Glazed throughout.
- Gas Central Heating by combi boiler.
- New polished Chrome Sockets and switches throughout.
- Off Road Parking (Plus shingled area for additional parking if required)
- South East facing generous rear garden
- 18 Minute walk to Needham Market Mainline station.
- Scope To Extend, potentially to add a garage and additional bedroom-SSTP
- Tall spacious attic
- NO ONWARD CHAIN

FRONT ENTRANCE DOOR TO:

FRONT PORCH: 7'6" x 3'1" (2.29m x 0.94m)

Fully UPVC glazed. New decorative tiled floor. Ceiling light.

HALLWAY:

New UPVC front door, leading to a fitted coat cupboard, and shoe cupboard, also housing a Combi Boiler. Loft access leads to an insulated large part-boarded attic space.

LOUNGE/KITCHEN: 15'10" x 15'7" (4.83m x 4.75m)

Two windows to front giving lots of light, radiator.

KITCHEN: Fitted with a brand new modern design Howdens kitchen from the Clerkenwell handleless range in a Gloss Reed Green colour complimented by an ample amount of Oak laminate work tops.

The kitchen comprises of a range of wall, base and corner units, plus a tall larder cupboard. There is a handy breakfast bar, new integrated oven, new induction hob with glass splashback, and new built in extractor hood. Space and plumbing for a washer/drier and an integrated fridge/freezer. New Stainless steel sink with mixer tap.

BATHROOM:

New modern white bath suite, ceramic wash basin and WC. Fitted with contemporary black shower screen and shower comprising of rainfall and handheld, black taps and black heated towel rail. Fully tiled with a stylish black and gold marbled tile. Window to side,

BEDROOM 1: 13'9" x 8'11" (4.19m x 2.72m)

Window to rear and radiator.

BEDROOM 2: 9'9" x 6'11 (2.97m x 2.11m)

Window to rear and radiator.

OUTSIDE:

Front; off road parking with shingle stones for additional parking if required.

Rear: South east facing garden. 9.4m wide. Side access, outside tap, partly laid to lawn, shingle beds and fenced surround. Shed to remain.

AGENTS NOTE:

- All Walls and ceiling freshly painted in Dulux matt white, and satinwood to woodwork
- New carpets and flooring throughout.
- Combi boiler will be freshly serviced before exchange.

NEEDHAM MARKET SIGN OFF:

Hamilton Smith Needham Market
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www.hamilton-smith.com

