



Plot 188 Sand Martin Way, Needham Market, Ipswich, £220,000 IP6 8FA

ONLY A FEW PROPERTIES REMAINING ..Located on the popular St George's Park development this brand new 2 BEDROOM COACH HOUSE is offered for sale with GARAGE and PARKING SPACE. This beautiful home benefits from a large open plan kitchen/living/dining area, an impressive master bedroom with fitted wardrobe and en suite, a second double bedroom with fitted wardrobe and a family bathroom.



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

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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.

DESCRIPTION:

Positioned within the sought-after St George's Park development in Needham Market, this plot is a beautifully designed two-bedroom end-of-terrace coach house offering the perfect blend of style, space, and convenience. Set above four garages and benefitting from its own private entrance, this thoughtfully planned home delivers over 800 sqft of bright, modern accommodation in a welcoming new community surrounded by Suffolk countryside. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready property combines low-maintenance living with high-spec finishes and energy-efficient design - all just a short walk from local amenities and transport links.

FRONT ENTRANCE DOOR:

Hallway with stairs to....

FIRST FLOOR LANDING:

Landing area with storage cupboard, airing cupboard, window to rear and doors to...

LIVING/DINING ROOM: 16'9" x 11'6" (5.11m x 3.51m)

The kitchen area comprises of window to front, range of wall and base units with work surfaces over and tiled splash backs. Built in gas hob and electric oven, dishwasher, washing machine and fridge/freezer. Tiled floor and ceiling spotlights.

The living area has radiator, window to rear and is carpeted.

BEDROOM 1: 15'3" x 11'4 (4.65m x 3.45m)

Window to front and rear, two radiators, fitted wardrobe and door to....

EN-SUITE:

Pedestal wash hand basin, low level W/C, radiator, shower cubicle and radiator.

BEDROOM 2: 11'1" x 9'1 (3.38m x 2.77m)

Window to front, radiator and fitted wardrobe.

BATHROOM:

Window to front, bath, low level W/C, pedestal wash hand basin, radiator and cupboard housing boiler.

OUTSIDE:

There is a single garage with this plot.

AGENTS NOTE:

Integrated kitchen appliances
Incentives worth over £5000
Flooring included

NEEDHAM MARKET SIGN OFF:

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