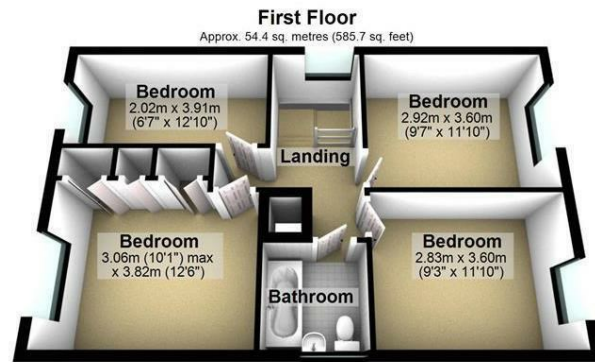
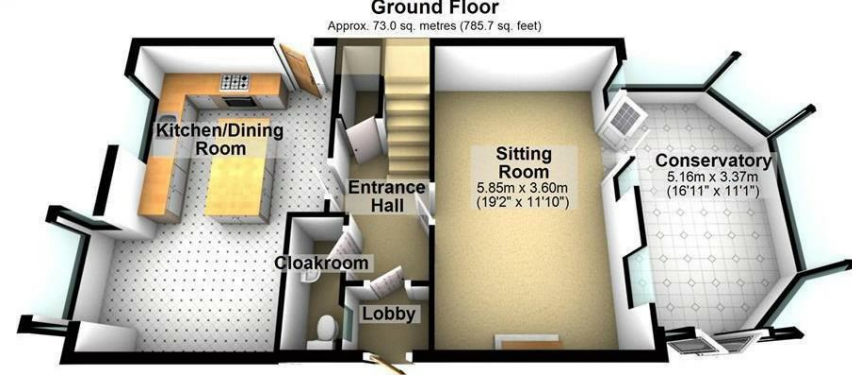
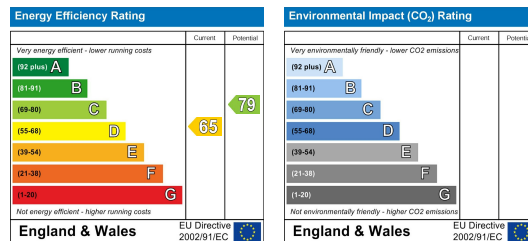




Total area: approx. 127.4 sq. metres (1371.3 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



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.



34 Ludbrook Close, Needham Market, Ipswich, IP6 8EE

£350,000

This perfectly presented Four DOUBLE bedroom detached house has gardens to Side and Rear, GARAGE to the rear of the property with off road parking, Office with power and light. This 4 DOUBLE bedroom family home with ample living accommodation and situated within a sought after cul-de-sac within Needham Market. The property benefits from cloakroom, fitted kitchen, family bathroom, garage, off road parking, gardens, double glazed windows, gas fired central heating. Viewing is advised to appreciate the presentation of the property.



34 Ludbrook Close, Needham Market, Ipswich, IP6 8EE

LOBBY

CLOAKROOM

With low level W.C, wash hand basin and tiled floor.

ENTRANCE HALL

With stairs to first floor, under stairs storage cupboard, and door leading to...

KITCHEN / DINING ROOM 19'3" x 10'7" (5.87m x 3.23m)

With 2 double glazed windows to front aspect, fitted with a range of wall and base level units with drawers and granite worktops over, inset ceramic one and a half bowl sink unit and drainer with mixer tap over, central breakfast island, LED spot lights, under cupboard lighting, integral washing machine and dishwasher, space for range style cooker with built in extractor hood over, space and plumbing for washing machine, space for fridge/freezer, radiator.

LIVING ROOM 19'2" x 11'9" (5.85 x 3.60)

With double glazed window to rear aspect, laminate flooring, feature fireplace and radiator. Door leading to...

CONSERVATORY 16'11" x 11'0" (5.16 x 3.37)

With double glazed window to rear aspect, double glazed door to rear garden and laminate floor.

LANDING

With double glazed window to side, airing cupboard, loft access and doors leading to...

BEDROOM 1 10'0" x 12'6" (3.06 x 3.82)

With double glazed window to rear aspect, built in cupboard and radiator.

BEDROOM 2 11'9" x 9'3" (3.60 x 2.83)

With double glazed window to front aspect and radiator.

BEDROOM 3 11'9" x 9'6" (3.60 x 2.92)

With double glazed window to rear aspect and radiator.

BEDROOM 4 12'9" x 7'2" (3.91 x 2.20)

With double glazed window to rear aspect and radiator.

BATHROOM

With double glazed window to side aspect, Suite comprising free standing bath with shower over, low level W.C, wash hand basin, heated towel rail and tiled floor.

OUTSIDE

REAR GARDEN patio.

SIDE GARDEN lawn, fenced surround, rear access.

OFFICE power and light.

GARAGE

Up and over door with off road parking to front.

