



Cedar Walk, Needham Market
IP6 8BF

£320,000 Freehold

MaxwellBrown

Independent Property Agents

A well presented 3/4 bed roomed modern 3 storey townhouse situated in a private cul-de-sac in the most popular small town of Needham Market within a few minutes walk of the centre with its wide range of amenities. The accommodation includes Fitted kitchen/diner, sitting room, ground floor shower room, utility room, family bathroom, en-suite to main bedroom, courtyard garden, car port and allocated parking. The property has gas central heating and double glazing.



Sealed unit Double glazed door to:

Entrance Hall:

Wood effect laminate flooring, staircase to first floor with built in cupboard under, cloaks cupboard, smoke detector, radiator and doors to:

Study/Bedroom 4:

Sealed unit double glazed window to front, Television and telephone points, coved ceiling, radiator.

Shower room:

Fitted with white suite comprising, low level WC, pedestal wash basin, walk-in floor level double shower tray with glass side screen, thermostatic shower and shower board splashback. Vinyl flooring, extractor fan, radiator.

Sitting room:

Sealed unit double glazed door and side panels to rear garden, Television point, coved ceiling, radiator.

Utility room:

Fitted with range of Beech effect units comprising Stone effect work surface with inset single drainer stainless steel sink unit with cupboards and space under, Patmore water softener, plumbing for automatic washing machine, eye level units, tiled splashbacks, wall mounted Baxi gas fired boiler supplying hot water and central heating, vinyl flooring, coved ceiling, radiator, part glazed door to rear.

First Floor, Landing:

With staircase to second floor, smoke detector, coved ceiling, radiator and doors to:

Lounge:

Feature fire place, Sealed unit double glazed windows to front, Television and telephone points, coved ceiling, 2 radiators, double doors to:

Kitchen/Diner:

Well fitted with range of Beech effect units and stone effect work surfaces with Cupboards, drawers and space under, Electrolux double oven with gas hob and extractor over, plumbing for dishwasher, rage of eye level units, tiled splashbacks, Vinyl flooring, coved ceiling, radiator, sealed unit double glazed windows to rear and door to landing.

Second floor, landing:

Access to loft, airing cupboard housing Megaflow hot water tank, coved ceiling, smoke detector and doors to:

Bedroom 1:

Sealed unit double glazed windows to front, Television and telephone points, coved ceiling, radiator, large built in double wardrobe with shelf and hanging space, door to:

En-suite Shower room:

Fitted with white suite comprising, low level WC, pedestal wash basin, Shower cubicle with folding glass door, Aqualisa thermostatic shower, tiled splashbacks, vinyl floor, radiator, inset spot lights and extractor fan.

Bedroom 2:

Sealed unit double glazed window to rear, large built in double wardrobe with shelf and hanging space, coved ceiling, radiator, television and telephone points.

Bedroom 3:

Sealed unit double glazed window to rear, coved ceiling, radiator.

Family bathroom:

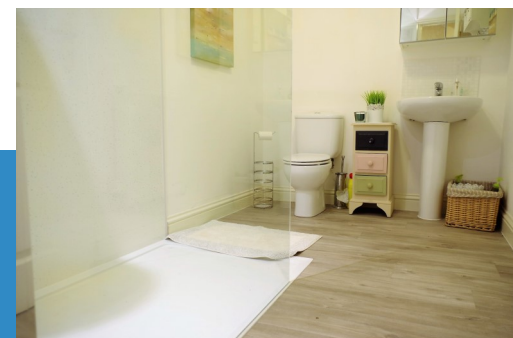
Fitted with white suite comprising, low level WC, pedestal wash basin, panelled bath with shower mixer tap, 1/2 tiled walls, vinyl flooring, coved ceiling, radiator, extractor fan.

Outside:

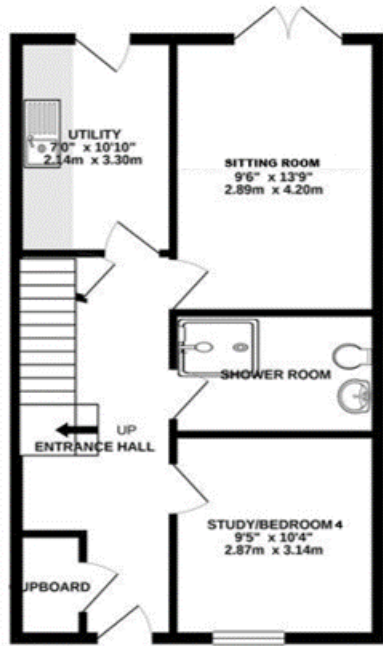
The property is located at the end of a private communal roadway. There is a car port and allocated parking space opposite. To the rear of the house is a delightful courtyard garden laid to patio with flower borders and timber garden shed. The garden is enclosed by close board fencing with gate giving pedestrian access to the road.

Services:

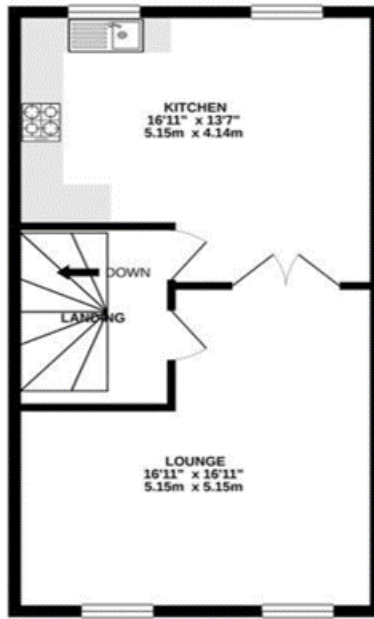
All main services are connected to the property.



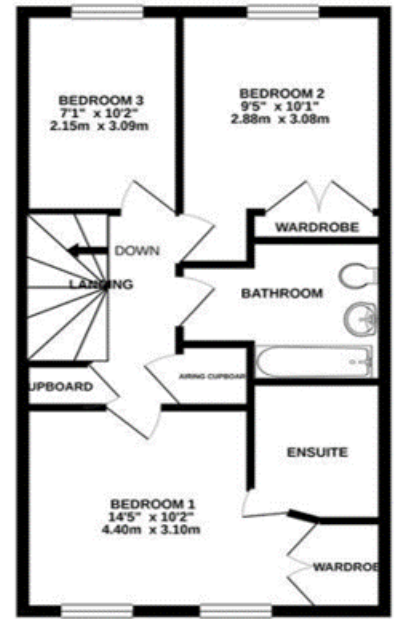
GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



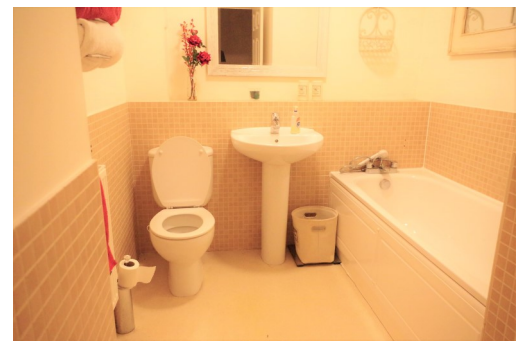
2ND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	89
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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