



14 Barn Field Drive, Needham Market, Suffolk, IP6 8FY

Guide Price: £350,000 Freehold

**ipswich &  
suffolk** estate  
agents  
Part of the Your Ipswich Group

# 14 Barn Field Drive, Needham Market, Ipswich, Suffolk, IP6 8FY.

Ipswich & Suffolk are delighted to offer for sale this beautifully presented link-detached prestigious property located on the sought after Highfields Development on the edge of Needham Market. The property is arranged over two floors comprising: entrance hall, open plan lounge/dining room, modern fully fitted kitchen with integrated appliances, ground floor cloakroom, stairs to first floor leading to three double bedrooms, master with en-suite shower room, family bathroom. Further benefits include gas central heating with under floor heating on ground floor with radiators on the first floor, double glazed throughout, attached garage, off road parking for 2 cars to the front and established rear gardens. Facilities in Needham Market include Co-op super markets, butchers, bakers, Post Office, Doctors Surgery, Dentist, Community Centre, along with a variety of individual shops.

## ENTRANCE HALL

Composite door into entrance hall, under floor heating with LVT flooring, stairs to first floor, doors to lounge/dining, kitchen and cloakroom.

## LOUNGE/DINING

17' 6" x 15' 6" (5.33m x 4.72m)

LVT flooring with underfloor heating, storage cupboard under stairs, double glazed window to rear aspect, double glazed doors to rear garden.

## KITCHEN

9' 5" x 9' 4" (2.87m x 2.84m)

Modern fitted glossy fronted matching eye level & base units with Minerva worktops, inset sink & drainer with hot & cold mixer tap, LVT flooring with under floor heating, integrated fridge/freezer, dish washer and washing machine and bin storage, double glazed window to front aspect, 4 ring Zanussi electric hob and oven with extractor over.

## CLOAKROOM

Low level WC, wash hand basin with storage under, half tiled walls, chrome heated towel rail, double glazed window to front aspect, LVT flooring.

## STAIRS

Carpeted stairs and landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

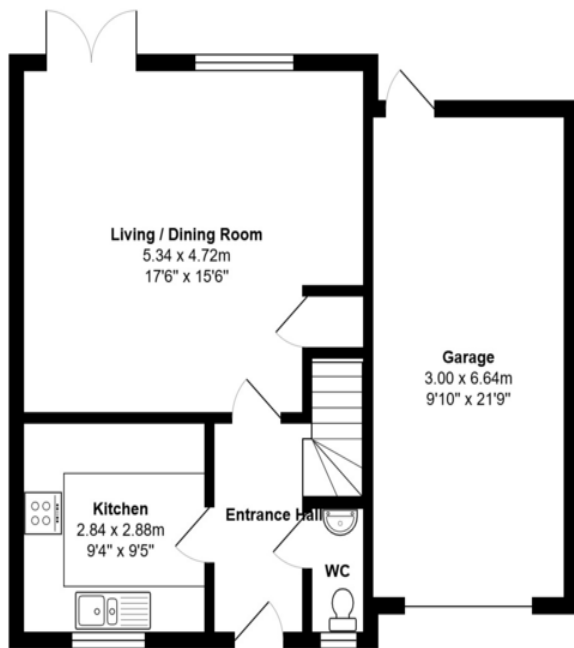
## BEDROOM 1

12' 10" x 11' 1" (3.91m x 3.38m)

Carpeted flooring, radiator, double glazed window to front aspect, door into en-suite.







### EN-SUITE

Comprising low level WC, wash hand basin with storage under, shower cubicle, LVT flooring, chrome heated towel rail, extractor fan, floor to ceiling tiled walls, double glazed window to front aspect.

### BEDROOM 2

19' 6" x 10' 1" (5.94m x 3.07m)

Carpeted flooring, 2 radiators, dormer double glazed windows to front and rear aspect.

### BEDROOM 3

12' 1" x 9' 11" (3.68m x 3.02m)

Carpeted flooring, radiator, double glazed window to rear aspect.

### GARAGE

20' 9" x 9' 9" (6.32m x 2.97m)

Up & over roller door power & lighting connected, rear pedestrian door.

### OUTSIDE

Block paved off road parking for 2 cars, lawn gate to side for access to rear garden with patio across the rear garden for outside entertaining, central path, lawn area, gravel area with raised vegetable beds, rear gardens are all enclosed by fencing.

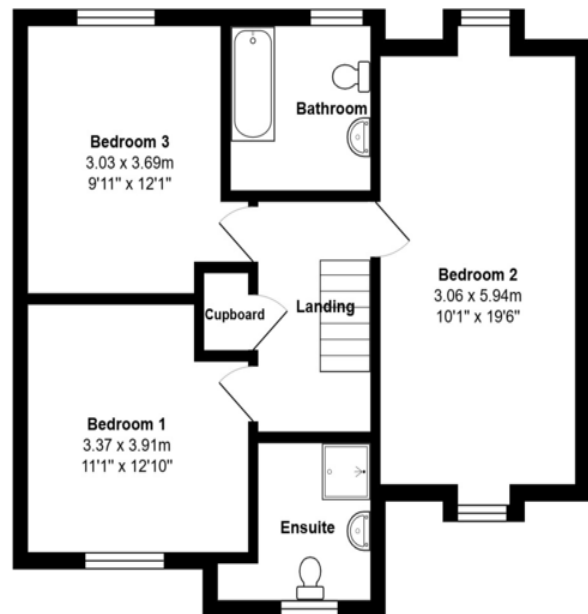
### SERVICE CHARGE

£100.00 per annum.

### COUNCIL

Mid Suffolk Council

Council Tax Band (C) £1,962.73



### SERVICES

We understand all mains services are connected.

### NEAREST SCHOOLS

Bosmere CP School & Stowmarket and Stowupland High Schools.

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser

connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

**AGENT’S STAMP DUTY NOTE**

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

**BROADBAND & MOBILE PHONE COVERAGE**

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Energy performance certificate (EPC)			
14 Barn Field Drive Needham Market Ipswich IP6 8FY	Energy rating  <b>B</b>	Valid until:	15 August 2033
		Certificate number:	0380-3236-7080-2297-3665
Property type		Semi-detached house	
Total floor area		99 square metres	



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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