



14 Quarry Avenue, Needham Market

Minors & Brady



14 Quarry Avenue

Needham Market, Ipswich

Set within the highly sought-after St. Georges Park development in Needham Market, this impressive three-bedroom townhouse offers spacious and versatile accommodation across three well-designed floors, perfectly suited to modern family life. Benefiting from over five years remaining on the NHBC warranty, the property provides peace of mind alongside contemporary interiors, a private rear garden, garage and off-road parking. With generous living spaces, two en-suite bedrooms, attractive outdoor areas and direct access to surrounding countryside walks, this is a home that enjoys the convenience of a thriving community alongside the character and open surroundings that make St. Georges Park one of the area's most desirable places to live.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Service fee: £140 per year.



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- Well-presented three-bedroom townhouse offering spacious and versatile accommodation arranged across three floors
- Situated within the highly regarded St. Georges Park development, one of Needham Market's most desirable modern neighbourhoods
- Benefiting from over five years remaining on the NHBC warranty, providing valuable peace of mind for prospective buyers
- Generous sitting room positioned to the front of the property, providing an excellent space for everyday family living and entertaining
- Kitchen/dining room extending across the full width of the house, featuring modern fitted units, space for appliances and direct garden access
- Ground floor cloakroom, family bathroom and two en-suite shower rooms, offering practicality and convenience for modern households
- Spacious principal bedroom suite occupying the entire second floor, complete with dressing area and private en-suite
- Two further well-proportioned double bedrooms, including a guest bedroom with its own en-suite shower room
- Private rear garden featuring a patio area for outdoor dining and seating, a lawn and attractive planted borders
- Garage and off-road parking, with easy access to nearby woodland, countryside walks, local amenities, schools and transport links via an historic Roman footpath nearby



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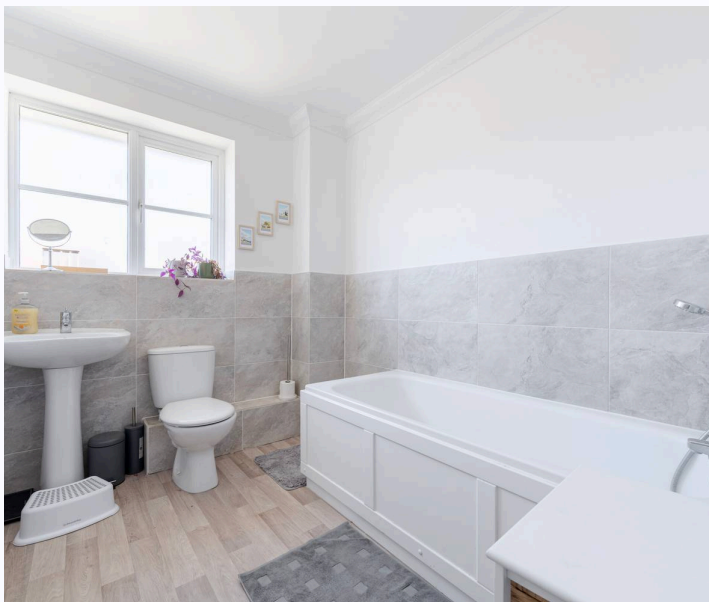
The Location

Quarry Avenue is situated within a popular residential area of Needham Market, a well-regarded Suffolk town offering an excellent range of amenities and convenient transport connections. The location is well suited to families, professionals, and retirees, providing a pleasant setting with easy access to both the town centre and surrounding countryside.

A variety of shops, supermarkets, schools, healthcare facilities, cafés, and leisure amenities can be found nearby, while Needham Market town centre offers a wider selection of independent businesses and everyday services. The town enjoys a strong sense of community and is renowned for its attractive historic character, with a range of local events and activities taking place throughout the year.

The surrounding Suffolk countryside provides excellent opportunities for walking, cycling, and outdoor recreation, while Needham Market railway station offers regular services to Ipswich, Stowmarket, Cambridge, and beyond. Road connections via the nearby A14 provide convenient access to destinations across Suffolk, Norfolk, Essex, and the wider region.

Positioned within a desirable residential setting and offering easy access to local amenities, attractive countryside, and excellent transport links, Quarry Avenue represents an excellent location from which to enjoy all that Needham Market and the surrounding area have to offer.



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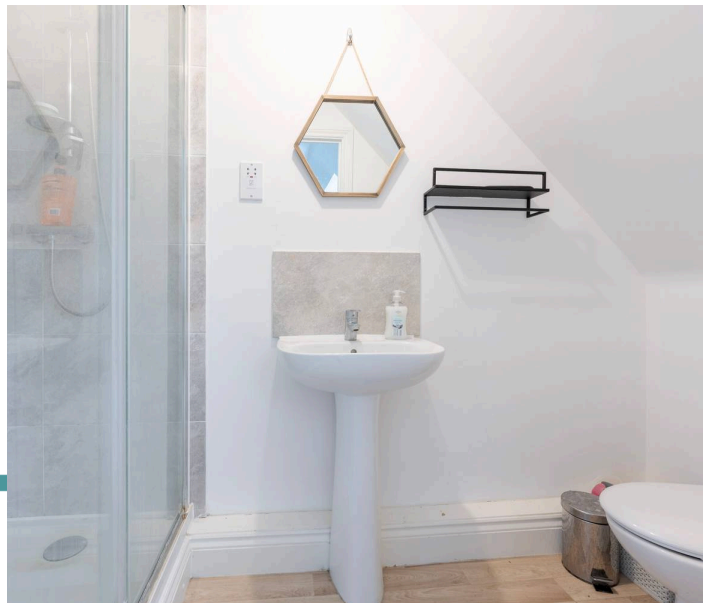
Occupying an enviable position within the highly regarded St. Georges Park development in Needham Market, this attractive three-bedroom townhouse offers generous and versatile accommodation arranged across three floors.

The welcoming entrance hall leads to a spacious sitting room at the front of the house, a bright and comfortable room suited to both everyday living and entertaining. Large windows draw in natural light throughout the day, creating an inviting atmosphere.

To the rear, the kitchen/dining room spans the full width of the property and serves as the focal point of the home. Fitted with a comprehensive range of contemporary units, ample work surface space and integrated appliances, it is equally suited to family meals and hosting friends. There is plenty of room for a dining table, while doors opening onto the garden encourage easy use of the outdoor space during the warmer months.

A ground floor cloakroom and useful under-stairs storage complete the accommodation at this level.

On the first floor are two generously sized double bedrooms. One of which benefits from its own en-suite shower room, fitted with modern sanitaryware and contemporary finishes. The other bedroom is served by the family bathroom, which is well-appointed and finished to an excellent standard.



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Occupying the entire second floor, the principal suite provides impressive accommodation with a spacious double bedroom, a walk-in wardrobe and en-suite shower room. This floor offers excellent privacy from the rest of the house and provides a comfortable space to unwind at the end of the day.

The private rear garden has been thoughtfully arranged to offer both practicality and enjoyment, featuring a patio ideal for outdoor dining and seating, alongside a lawned garden bordered by established planting that adds colour and interest throughout the year.

Positioned at the rear of the property is an en-block garage, suitable for storage. Located in-front of the garage is an allocated off-road parking space.

Beyond the development are extensive fields, woodland and countryside walks, easily accessed via an historic Roman footpath.

Offering spacious accommodation, modern finishes and an exceptional setting within one of the area's most desirable developments, this is a home ideally suited to buyers looking for space, convenience and a genuine connection to both community and countryside.

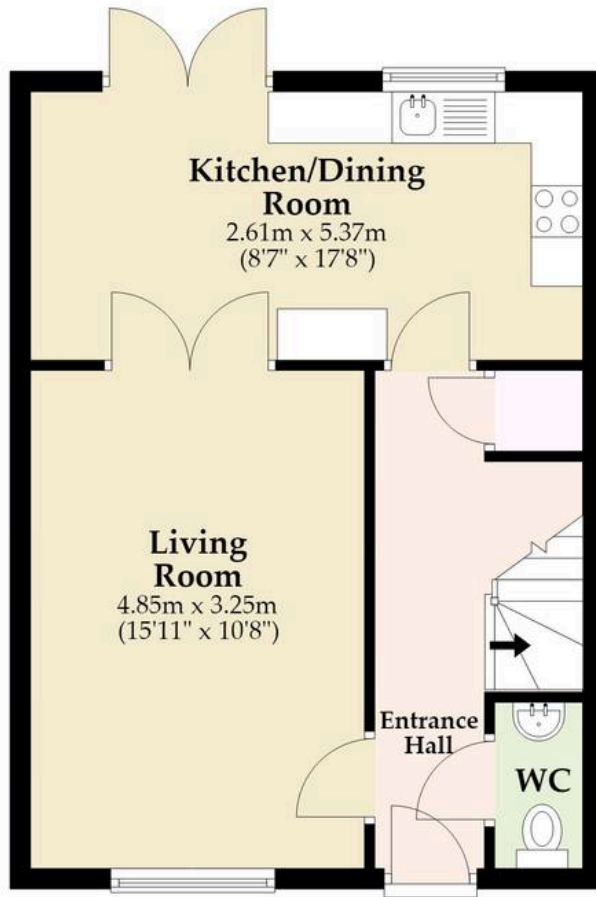


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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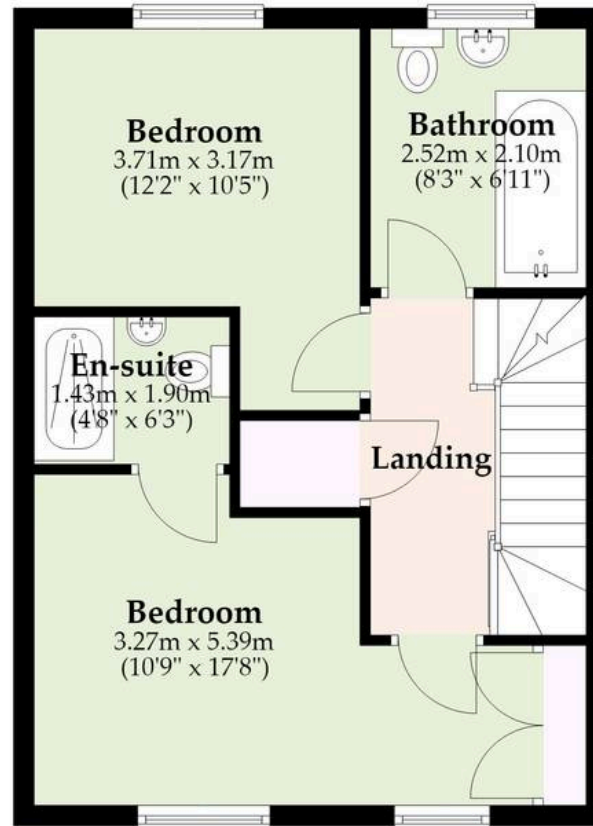
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



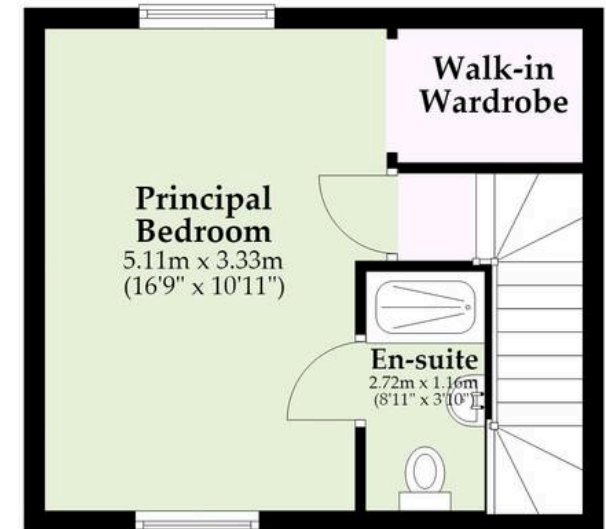
First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Second Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



Total area: approx. 106.4 sq. metres (1145.0 sq. feet)

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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.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere St, Diss, IP22 4AG

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