



30 Sand Martin Way, Needham Market

Minors & Brady



30 Sand Martin Way

Needham Market, Ipswich

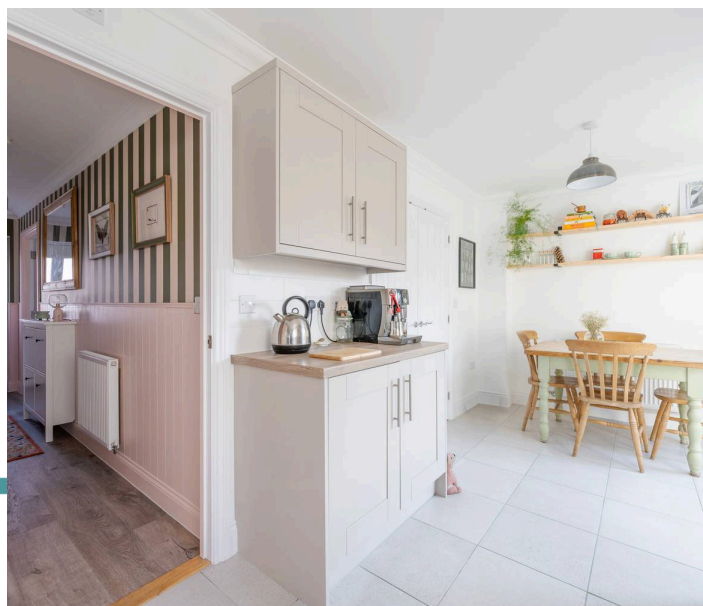
Contemporary Three-Storey Living in a Sought-After Needham Market Setting. Built in 2025 and presented in exceptional condition throughout, this stylish three-bedroom home offers beautifully arranged accommodation across three floors, ideal for modern family life. The property combines energy-efficient living with a high specification finish, benefiting from an impressive EPC rating of B, two en-suite shower rooms, a south-facing rear garden and private garage. With flexible living spaces, driveway parking for two vehicles and an EV charging point, this is a turnkey home perfectly suited to today's lifestyle. Situated within the popular market town of Needham Market, residents enjoy the benefits of a thriving community, excellent amenities and convenient transport links.

- Modern three-bedroom family home built in 2025 with remaining NHBC warranty
- Versatile accommodation arranged across three spacious floors
- Impressive principal bedroom suite with walk-in wardrobe and en-suite shower room
- Additional double bedroom with fitted wardrobes and second en-suite shower room
- Stylish kitchen/dining room with integrated appliances and French doors to the garden
- Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Estate Maintenance Charge: £145 per annum

Council tax - B



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The Location

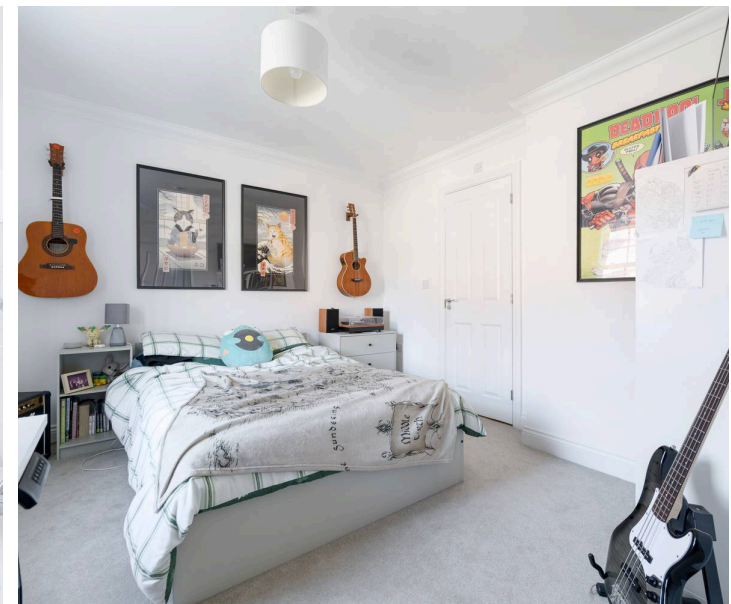
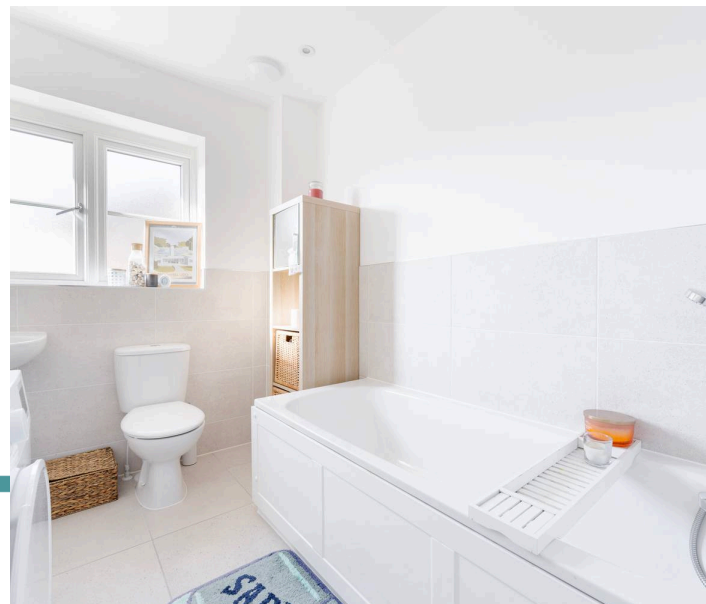
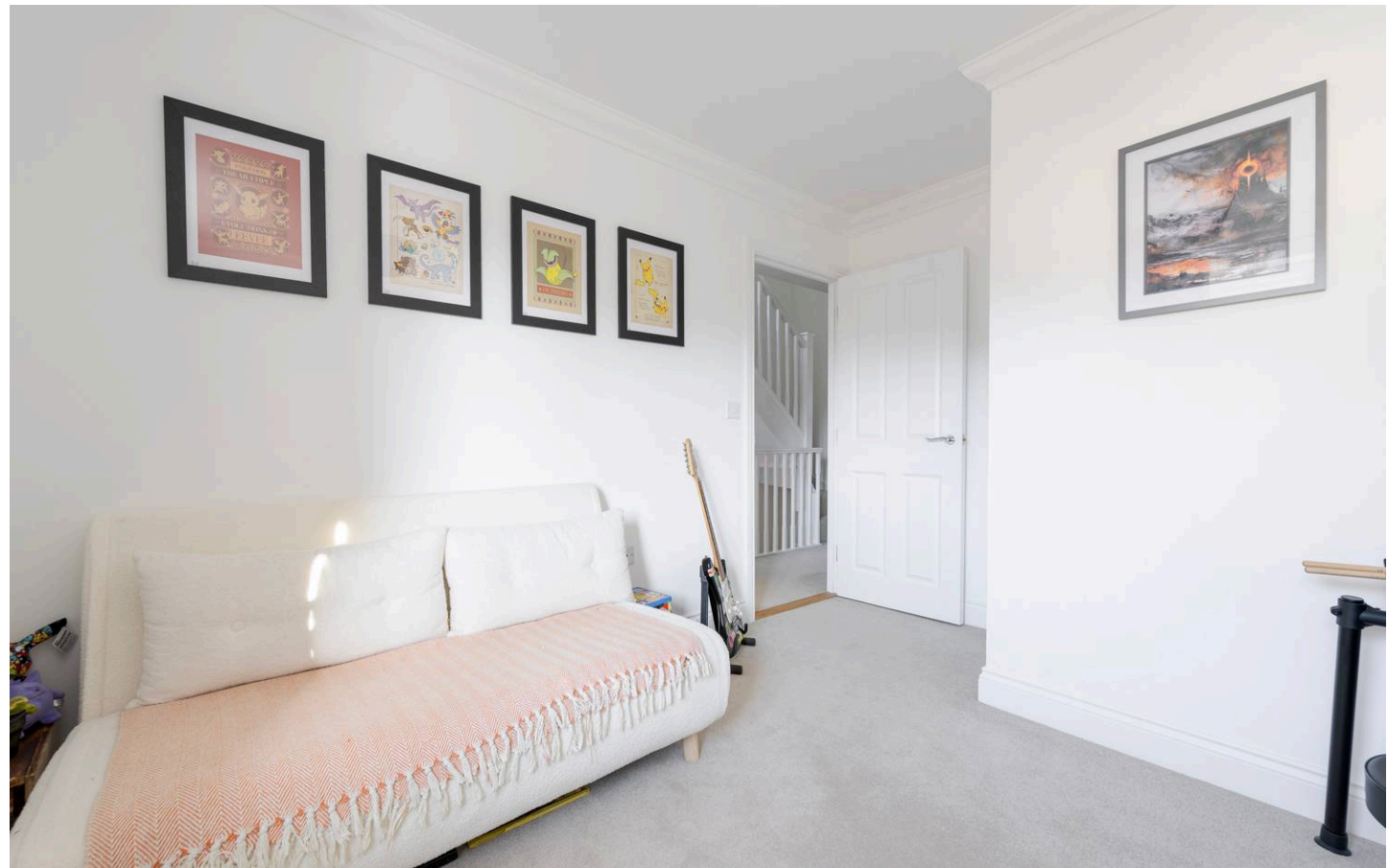
Sand Martin Way is situated within a popular residential area of Needham Market, a well-regarded Suffolk town offering an excellent range of amenities and convenient transport connections. The location is well suited to families, professionals and retirees, providing a pleasant setting with easy access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

A variety of shops, supermarkets, schools, healthcare facilities, cafés and leisure amenities can be found nearby, whilst 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, Sand Martin Way represents an excellent location from which to enjoy all that Needham Market and the surrounding area have to offer.

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Needham Market, Ipswich

Sand Martin Way, Needham Market

Built in 2025 and still benefiting from the remainder of its NHBC warranty, this impressive modern home offers spacious, flexible accommodation arranged over three well-planned floors. Finished to an excellent standard throughout, the property is perfectly suited to growing families, professional couples and those seeking a low-maintenance, energy-efficient home in a desirable location.

The accommodation begins with a welcoming entrance hall providing access to the principal ground floor rooms and useful storage. Positioned to the front of the property, the sitting room is a bright and comfortable space featuring a traditional-style sash window that allows plenty of natural light to flood the room.

To the rear, the kitchen/dining room forms the heart of the home. Fitted with a comprehensive range of contemporary units and integrated appliances, this sociable space offers ample room for both everyday dining and entertaining. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces during the warmer months. A convenient cloakroom completes the ground floor accommodation.



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The first floor offers two well-proportioned bedrooms. The larger of the two enjoys fitted wardrobes and benefits from a private en-suite shower room, making it ideal for guests, older children or multi-generational living. A stylish family bathroom serves the remaining bedroom and is fitted with a modern three-piece suite.

Occupying the entire top floor, the principal bedroom suite provides a superb private retreat. This impressive room benefits from excellent natural light, a dedicated walk-in wardrobe and a contemporary en-suite shower room, creating a comfortable and luxurious principal suite away from the rest of the accommodation.

Outside, the property continues to impress. The rear garden enjoys a highly desirable south-facing aspect, allowing it to capture sunlight throughout much of the day. Thoughtfully arranged with a patio seating area, raised sleeper borders and lawned sections, it provides the perfect setting for outdoor dining, entertaining or simply relaxing in the sunshine. The garden is fully enclosed and offers side access to the driveway.

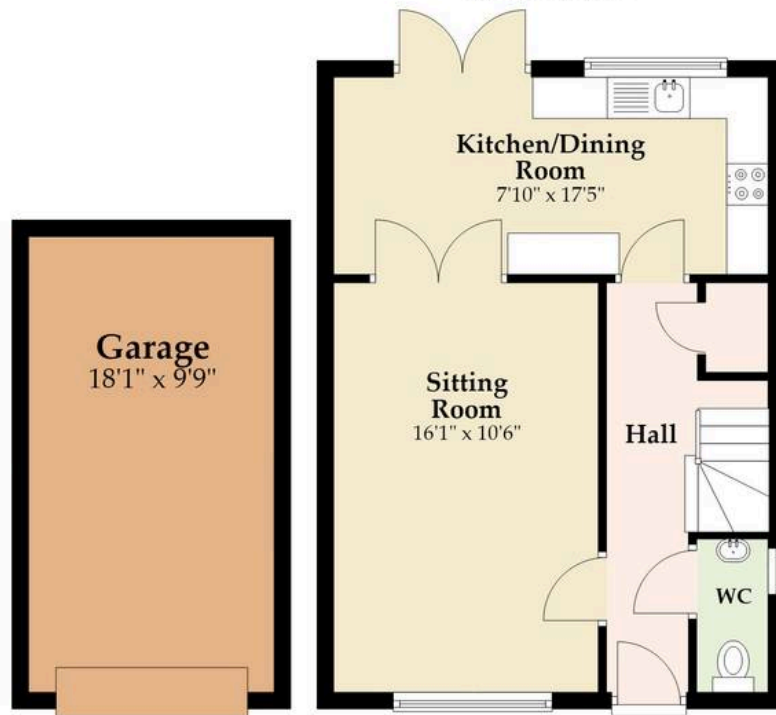
Further benefits include a private garage, block-paved driveway parking for two vehicles and a dedicated EV charging point, adding both convenience and future-proof practicality. Offering modern construction, impressive energy efficiency and versatile accommodation throughout, this outstanding home represents a fantastic opportunity within one of Suffolk's most desirable market towns.



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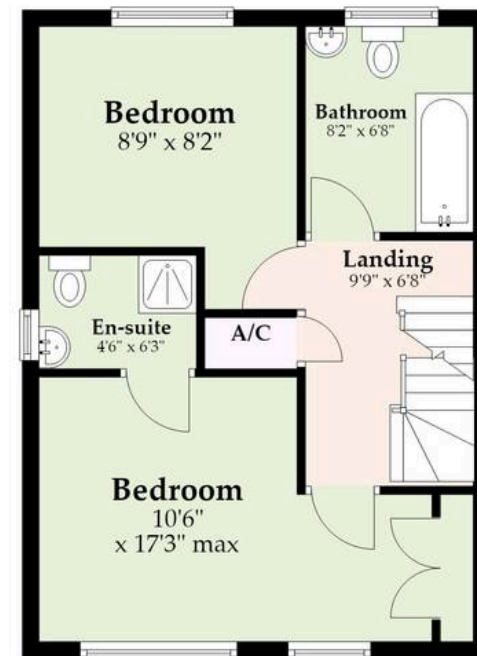
Ground Floor

Approx. 596.7 sq. feet



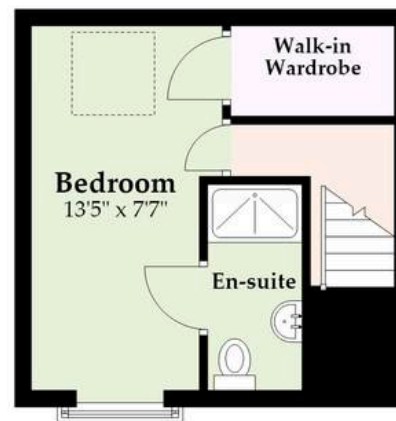
First Floor

Approx. 397.5 sq. feet



Second Floor

Approx. 166.2 sq. feet
(excluding (No_Title))



Total area: approx. 1160.4 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.

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