

1 Heron Drive, Needham Market

Minors & Brady

1 Heron Drive

Needham Market, Ipswich

This beautifully presented detached family home offers an excellent balance of generous living space, modern convenience and practical features, making it an ideal choice for those seeking a well-equipped home in the popular village of Needham Market.

Recently built and maintained to a superb standard, the property provides four well-proportioned bedrooms, two reception areas and an impressive open-plan kitchen and dining room, creating a layout that works particularly well for modern family life. Further benefits include a separate study, utility room, ground floor WC and a detached double garage, while solar panels, battery storage and an electric vehicle charging point add to the property's appeal.

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- A beautifully presented, recently built detached family home offering spacious and versatile accommodation, ideal for modern family living.
- An impressive open plan kitchen and dining room, creating a sociable central space with an extensive range of fitted units, quality work surfaces and integrated Bosch appliances
- A generous separate sitting room with double doors opening into the kitchen and dining area, allowing the reception spaces to flow naturally together
- A separate study positioned on the ground floor, providing an ideal space for home working, hobbies or a quiet retreat
- A separate utility room provides additional storage and appliance space, helping to keep the main kitchen organised and functional
- Four well proportioned bedrooms arranged across the first floor, providing comfortable accommodation for families and guests
- The principal bedroom benefits from fitted wardrobes and a private ensuite shower room, while two further bedrooms also feature built in wardrobes
- A well appointed family bathroom serves the remaining bedrooms, complemented by a convenient ground floor cloakroom
- A private rear garden featuring a generous paved patio, lawn and fixed aluminium pergola, creating an excellent setting for outdoor dining and entertaining
- A detached double garage and ample driveway parking, further enhanced by solar panels with battery storage and an electric vehicle charging point

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Location

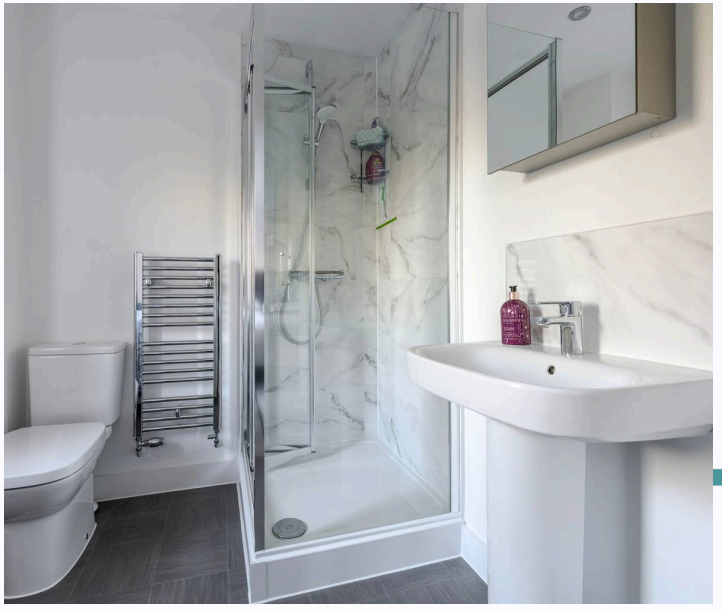
Situated in the heart of the Suffolk countryside, Needham Market is a charming market town offering an appealing balance of traditional character, everyday convenience and access to attractive rural surroundings. The town centre features a selection of independent shops, cafés, public houses and local eateries, alongside essential amenities including a Co-op supermarket, post office, library, medical practice and dental facilities. For those who enjoy the outdoors, Needham Lake and its surrounding nature reserve provide a picturesque setting for walks, cycling and time spent in nature, with connections to the wider Gipping Valley.

Families benefit from local schooling, including Bosmere Community Primary School, while nearby Stowmarket and Ipswich offer a broader range of shopping, leisure and employment opportunities. Needham Market railway station provides regular services towards Ipswich and Cambridge, making the town a practical choice for commuters seeking a more relaxed setting without sacrificing connectivity.

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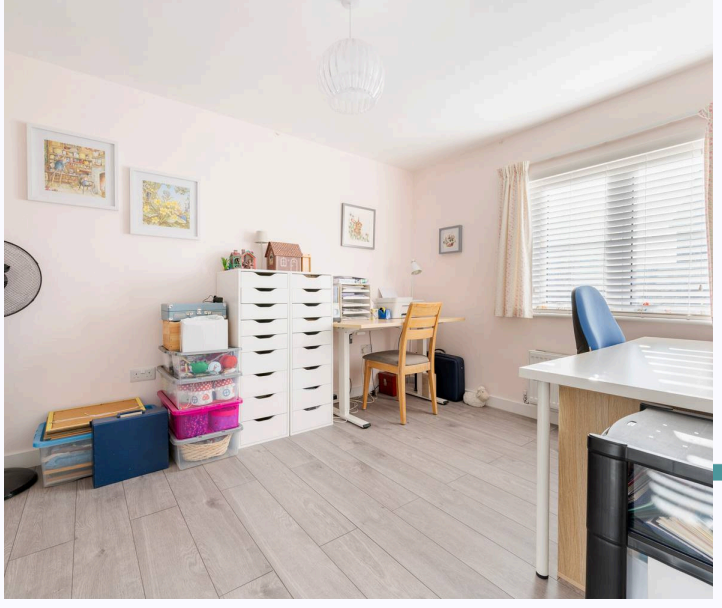
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Upon entering, the welcoming hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor and a useful cloakroom positioned nearby. The separate study overlooks the front of the property and offers an excellent space for home working, reading or hobbies. The sitting room is another generous reception space, enjoying plenty of natural light from the front facing window. Double doors connect this room to the kitchen and dining area, allowing the two spaces to work together when entertaining while still offering the flexibility of separate reception rooms.

The kitchen and dining room forms the heart of the home, with an extensive range of fitted wall, base and drawer units providing excellent storage and preparation space. The kitchen is well equipped with a double oven, induction hob, extractor and integrated Bosch dishwasher, while the adjoining dining area offers plenty of room for a family table. Glazed double doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces. A separate utility room provides further storage and space for laundry appliances, with a half glazed door giving access to the side of the property.







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Upstairs, the landing leads to four well proportioned bedrooms, offering comfortable accommodation for family members and guests. The principal bedroom benefits from an extensive range of fitted wardrobes and a dresser unit, together with its own ensuite shower room. Two of the remaining bedrooms also feature fitted wardrobes, providing useful built in storage. The family bathroom serves the other bedrooms and is fitted with a bath, separate shower cubicle, WC and wash hand basin, completing the first floor accommodation.

Outside, the property is approached via a generous driveway providing ample off road parking and leading to the detached double garage. The garage benefits from power and lighting, with the added advantage of drainage and ducting for a water supply, offering potential for a variety of uses depending on individual requirements. Solar battery storage is also housed within the garage, while an electric vehicle charging point is provided externally.

The rear garden offers a good degree of privacy and has been arranged to provide an attractive balance of patio and lawn. A generous paved terrace creates an ideal space for outdoor dining and entertaining, complemented by a fixed aluminium pergola offering some shelter from the elements.

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The lawn extends beyond, with gated side access providing a practical route between the front and rear of the property.

Further enhancing the home's appeal are the solar panels and battery storage, offering the benefit of renewable energy generation, alongside the electric vehicle charging point. These features complement the property's modern specification and provide useful additions for everyday living.

Agents Notes

Freehold, connected to all main services.

Maintenance fee - £249 p/a

Council tax band - E







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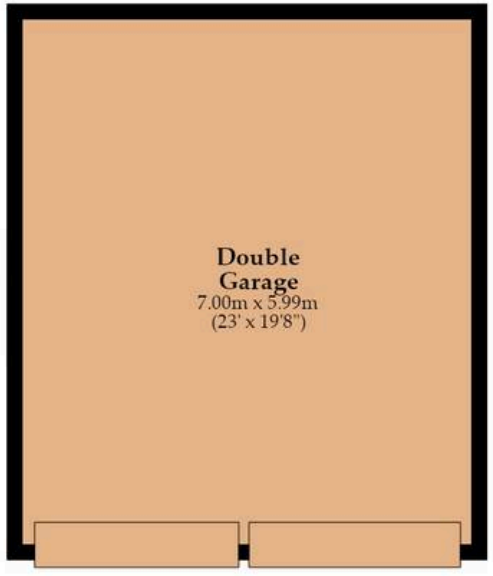
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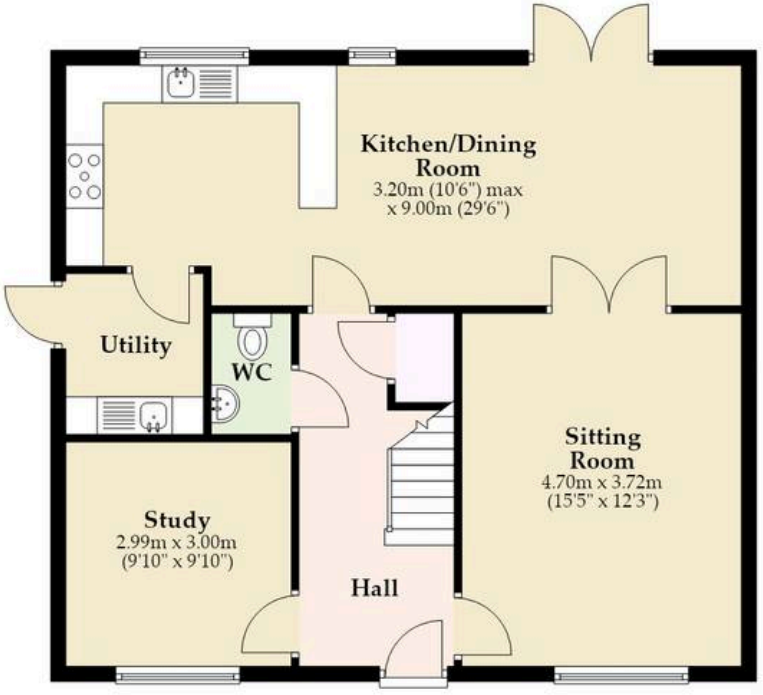


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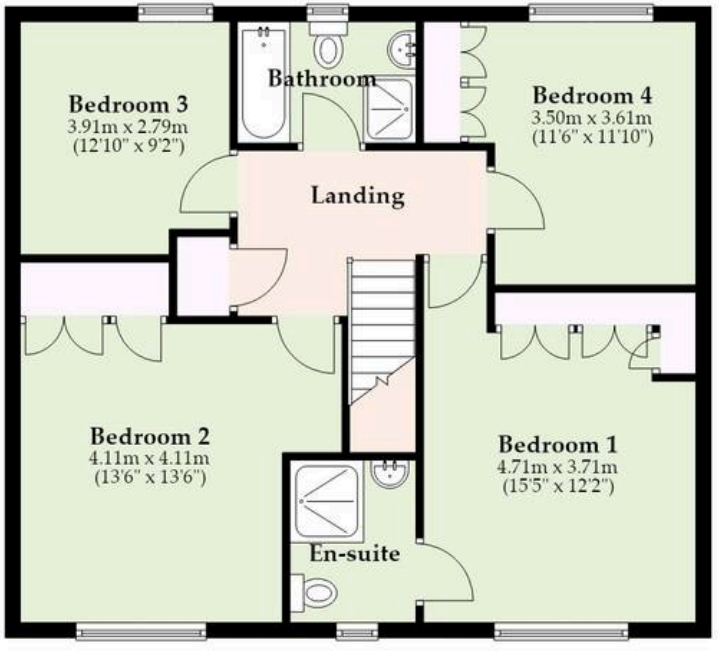
Garage
Approx. 41.9 sq. metres (450.9 sq. feet)



Ground Floor
Approx. 55.8 sq. metres (600.1 sq. feet)
(excluding Hall, Utility, WC)



First Floor
Approx. 54.5 sq. metres (586.6 sq. feet)
(excluding En-suite, Landing, Bathroom)



Total area: approx. 152.1 sq. metres (1637.6 sq. feet)

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



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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