



## Cottage Jubilee Crescent, Ipswich, IP6 8AT Offers in excess of £400,000

Goodmove are proud to present this deceptively spacious four-bedroom cottage, occupying a tucked-away position within the highly desirable market town of Needham Market. Blending character features with generous modern living space, this impressive home extends to approximately 1,690 sq ft (157 sqm) and offers versatile accommodation ideal for families and those seeking a balance of charm and practicality.

The property is approached via an inviting entrance hall with cloakroom/WC and useful utility room. At the heart of the home is a substantial open-plan lounge/dining room measuring over 28ft in length, creating an excellent entertaining and family space with an abundance of natural light and direct access to the garden. The adjoining kitchen is well-proportioned and thoughtfully arranged, providing ample workspace and storage.

To the first floor, the landing gives access to four well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The accommodation offers flexibility for growing families, home working, or guest accommodation.

Further benefits include a useful cellar level providing excellent storage potential, hobby space, or opportunity for further ancillary use subject to any necessary consents.

Externally, the property enjoys a pleasant setting within Jubilee Crescent, conveniently positioned for access to Needham Market's range of local amenities, schooling, independent shops, cafés, and mainline railway station offering links to Ipswich, Cambridge, and London Liverpool Street.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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