



Rock Estates



34 Barking Road, Ipswich, IP6 8ET

Guide price £230,000



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Featuring outstanding energy-efficient heating upgrades, combined with modern comfort and thoughtful practical improvements throughout this two double bedroom home in sought-after Needham Market is a fantastic first-time buy, downsize or addition to a rental portfolio.

Accessed through a private front garden this property is a hidden gem within the popular town of Needham Market. The welcoming porch offers storage space and leads through to the spacious living/dining room with patio doors opening to the rear garden. The kitchen offers ample storage space including a built in pantry cupboard. To the first floor there are two double bedrooms as well as a four piece bathroom suite. The bathroom features a modern waterfall shower with high-quality Luxury Vinyl Tile flooring.

The private rear garden is predominantly laid to lawn and leads to the single garage. The garage has been substantially enhanced with a new door,

- Two double bedrooms in a highly sought-after Needham Market location
- Full air source heat pump heating system installed July 2025 with new radiators throughout — gas removed
- Exceptional running costs of approximately £60/month total electricity on Octopus smart tariff (SCOP 3.6)
- 300mm loft insulation with partial boarding, plus cavity wall insulation to porch area
- Substantially upgraded garage with new door, structural lintel, refreshed pointing, full lighting and multiple double sockets
- Modern waterfall shower fitted to bathroom
- High-quality Luxury Vinyl Tile flooring in bedroom and entrance hallway
- Under-stairs cupboard fitted with electrical power — suitable for utility use including tumble dryer

