



Rock Estates



66 Stowmarket Road  
Needham Market, Ipswich, IP6 8DX

Offers in excess of £500,000





## 66 Stowmarket Road

Needham Market, Ipswich, IP6 8DX

Tastefully reclaimed Victorian townhouse situated on the outskirts of the sought after town of Needham Market. Contemporary yet retaining a host of original features, the property is decorated and maintained in a style appropriate to its original period and offers flexible family accommodation.

With accommodation set across four floors this deceptively spacious property offers space for the whole family. The basement has been fully restored into a useable space and could be used as a fifth bedroom with ensuite shower room. There is also a further converted office space which overlooks the rear garden. The ground floor offers multiple reception rooms both with period features including decorative ceiling roses and fireplaces. A side extension offers a kitchen/breakfast room with range style cooker. There is an inner hall/ corridor to the side which provides access to the front of the property, rear garden and garage. To the first floor there are two double bedrooms and a contemporary bathroom with bath and separate shower, whilst to the second floor there are a further two double bedrooms.

The large rear garden has a newly fitted terrace area with modern grey tiles and fitted barbecue creating the perfect space to relax and enjoy some al-fresco dining. The private garden is predominantly laid to lawn with an array of mature trees, shrubs and bushes. The property also offers a single garage with power and light and partially boarded loft space providing further storage. To the front of the property is a brick paved driveway providing off road parking for a number of vehicles.

Needham Market town is a short stroll away where you can find the vibrant high street offering a variety of amenities such as bakery, butchers, independent shops, and co-op stores. Needham offers a range of travel options including bus routes and train stations offering main line links to Ipswich & Stowmarket.







**Entrance Hall**  
Part decorative tiled floor, part carpet. Dado rail. Covings. Stairs to first floor. Radiator. Double glazed window to rear. Doors to:



**Living Room 13'5" x 12'11" (4.09m x 3.96m)**  
Double glazed bay window to front. Dado rail. Picture rail. Decorative coving and ceiling rose. Open fire on decorative tiled hearth. Radiator.

**Dining Room 13'6" x 11'10" (4.14 x 3.62)**  
Window to rear. Gas fireplace (not currently connected). Dado rail. Picture rail. Decorative ceiling rose. Covings. Wood floor. Door to:

**Kitchen/Breakfast Room 19'9" x 7'10" (6.03 x 2.40)**  
Double glazed window to front and rear. Wall and floor mounted units and drawers. Laminate worktop. Free standing Belling Range style cooker with extractor hood above. Space for fridge/freezer. Inset ceramic sink with 1 1/4 drainer and mixer tap over. Integrated appliances such as under counter fridge and dishwasher. Part tiled walls. Covings. Spotlights. Radiator. Glazed door to:

**Inner Hall / Corridor**  
Door to front and rear garden. Painted walls and floor. Door to Garage.



**Garage 20'6" x 8'7" (6.26 x 2.64)**  
Up and over door to front. Double glazed window to rear garden. Power and light. Partially boarded loft space.

**Basement**  
Stairs down to inner hall with laminate floor and doors to:

**Shower Room**  
Shower cubicle with electric shower. Low level W.C. Pedestal wash basin with tiled splash back. Extractor fan. Spotlights. Radiator.

**Fifth Bedroom 13'2" x 11'8" (4.03 x 3.58)**  
Double glazed window to rear. Laminate flooring. Spotlights. Radiator. Door to:

**Study 11'3" x 4'6" (3.43 x 1.38)**  
Double glazed windows to side and rear. Part glazed door to rear garden. Electric radiator.

**First Floor Landing**  
Double glazed window to rear. Dado rail. Radiator. Stairs to second floor. Doors to:

**Bedroom One 13'0" x 11'10" (3.97 x 3.63)**  
Double glazed window to front. Picture rail. Radiator.

**Bedroom Two 13'6" x 10'9" (4.13 x 3.28)**  
Double glazed window to rear. Picture rail. Built in cupboards with storage space and housing the water tank. Radiator.

**Bathroom 13'0" (max) x 5'6" (3.98 (max) x 1.69)**  
Double glazed window to front. Panelled bath. Shower cubicle with electric shower. Part tiled walls. Vanity unit with inset sink, storage and W.C. with hidden cistern. Spotlights. Wall lights. Extractor fan. Radiator.

**Second Floor Landing**  
Double glazed window to rear. Dado rail. Fuse box. Doors to:

**Bedroom Three 17'1" x 9'9" (5.22 x 2.99)**  
Double glazed window to front. Loft hatch. Radiator.

**Bedroom Four 11'0" x 10'4" (3.37 x 3.15)**  
Double glazed window to rear. Radiator.

**Rear Garden**  
The impressive rear garden is predominantly laid to lawn with a recently fitted terrace area with grey porcelain tiles. The terrace is the perfect spot for relaxing or al-fresco dining in the summer months and benefits from a built-in barbecue. The generous rear garden is fully enclosed and offers a highly sought after degree of privacy with a variety of mature trees, plants and shrubs. To the bottom of the garden is a further patio area and shed.

**Agents Note**  
We have been informed by our vendor that the neighbouring property (68 Stowmarket Road) has permissive access/ right of way to their rear garden only through 66 Stowmarket Road. Further information on this can be discussed by contacting Rock Estates.





## Floor Plan



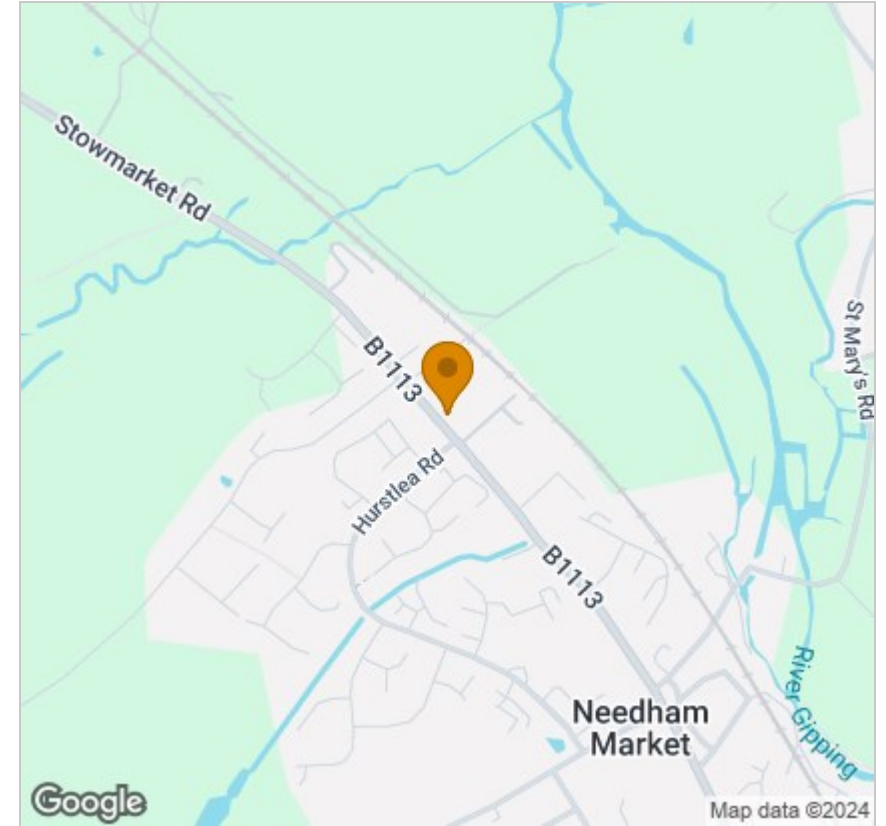
## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

