



**Needham Road, STOWMARKET IP14 2AL**

**welcome to**

**Needham Road, STOWMARKET**

An attractive Grade II Listed semi detached house, beautifully presented, and offering accommodation of much character dating from the early 19th Century in the Combs Ford area of Stowmarket.



## Accommodation

### Entrance Hall

Part glazed door to side, French door to rear, stairs to first floor, radiator, under stairs cupboard, stable door to rear and ceramic tiled flooring.

### Living Room

13' x 16' 10" ( 3.96m x 5.13m )

Two light leaded windows to front, fireplace and surround, built in cupboard, radiator, double door to dining room and carpeted flooring.

### Dining Room

12' 1" x 11' 11" ( 3.68m x 3.63m )

Light leaded window to front, fireplace and surround, dado rail, two windows to side, door to entrance hall and carpeted flooring.

### Kitchen

10' 7" x 9' 11" ( 3.23m x 3.02m )

Window to rear, wall and base units with roll top work surfaces, ceramic sink with drainer and mixer tap, space for cooker with extractor over, spaces for washing machine, dish washer and fridge freezer, part tiled walls, radiator and ceramic tiled flooring.

### Landing

Window to rear, two built in cupboards, radiator and carpeted flooring.

### Bedroom One

14' 1" x 7' 11" ( 4.29m x 2.41m )

Window to front, built in cupboard, radiator and solid wood flooring.

### Bedroom Two

12' 6" x 13' 11" ( 3.81m x 4.24m )

Dual aspect windows to front and side, built in wardrobe, radiator and carpeted flooring.

### Bedroom Three

6' 2" x 9' 3" ( 1.88m x 2.82m )

Window to rear, radiator and carpeted flooring.

### Family Bathroom

Frosted window to rear, shower cubicle, back to wall W.C and vanity sink with mixer tap, access to loft, spotlights, heated towel rail, extractor fan and ceramic tiled flooring.

### Outside

#### Garage

17' 5" max x 8' 9" max ( 5.31m max x 2.67m max )

At the side of the property there is ample parking on the long driveway to the single garage, which has an up and over door to the front, and rear pedestrian door. The garage is of modern construction, and partly forms a screen to the garden area.

#### Rear Garden

Accessed from the hall opening into an upper patio, across the full width of the rear part of the garden, and with steps down to the main garden, laid primarily to lawn, with mature trees along the river frontage to the Rattlesden River.

#### Agents Note:

The vendor has advised that Japanese Knotweed has been identified in a small area of the driveway, professional guidance has been obtained, and treatment has been undertaken.



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## Needham Road, STOWMARKET

- Grade II Listed Semi-detached House
- Two Reception Rooms
- Three Bedrooms
- River Frontage to Rear of Garden
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: D

# £310,000



Please note the marker reflects the postcode not the actual property

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