



EH

EXQUISITE
HOME

PERFECTLY PLACED

Needham Market is a historic town in West Suffolk full of listed buildings and with the entire High Street in a conservation area. Well served with amenities, it has a preschool, primary school, four pubs, a dentist and doctor's surgery, a number of takeaways, a pharmacy and a veterinary practice, plus three high schools nearby. Regular fast trains run into London Liverpool Street and the A14 loops around the east of the town. Close to the centre is this handsome semi-detached family home arranged over three floors with a charming courtyard garden. With one reception room, a cloakroom, two bathrooms and three bedrooms, it offers spacious and flexible accommodation and an immaculate interior in the perfect location.





In the centre of Needham Market, running parallel with the High Street and a short walk from the station is this handsome semi-detached house arranged over three floors and built in the neo-Georgian style. Decorated throughout in a soothing neutral palette, it is a smart, elegant and versatile family home with plenty of space, a flexible interior and an easy to maintain rear garden with added value. There is access via a gate to the garden and through a large arch connecting the house to the one next door. With an attractive sunny brick paved frontage with roses giving colour and fragrance and a seating area, perfect for morning coffee or a quiet read.

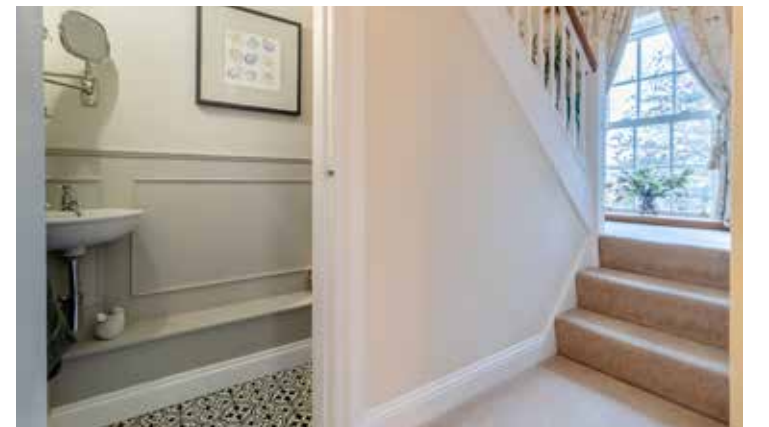
The front door opens into the welcoming hallway with the wooden painted staircase curving attractively around to the first floor. To the left is the utility room with a ceramic Belfast sink, plumbing for a washing machine and tumble dryer, worktops, integral fridge/freezer and plenty of storage. The units are painted in an attractive duck egg blue and the worktops are solid wood. It also has a door leading to the garden which adds to the light levels. This house is configured so that the second and third bedrooms are on the ground floor, making it ideal for anyone who needs accessible accommodation. At present, the third bedroom is being used as a snug/music room, but if desired, it could be returned to its original use, or employed as a playroom or hobby room. It benefits from a door leading directly to the garden and is flooded with natural light. The accommodation on this floor is completed by the spacious and sleek four piece family bathroom with its on trend panelling, counter top basin with built in storage, walk in shower and freestanding oval bath with shower over.

On the first floor is the beautifully proportioned dual aspect sitting room with dining area. This is the main family space, perfect for entertaining. It has a beautiful feature fireplace with mantelpiece and a gas fire with grate, adding very greatly to the elegant Georgian-style feel of the interior. There is a useful cloakroom with toilet and basin and the kitchen can also be found on this level. With clean, contemporary lines, there is an integraral dishwasher, fridge, oven and hob, generous granite worktops and plenty of storage space for the keen cook. The staircase rises past the cloakroom up to the third floor in the eaves. The comfortable principal bedroom has extremely generous fitted wardrobes and storage and benefits from a sleek three piece en-suite shower room. The dormer windows look out over the town and surrounding countryside making this a peaceful and beautiful part of the house.





“The interior been beautifully designed with an eye to space, light and versatility...”



LOCATION

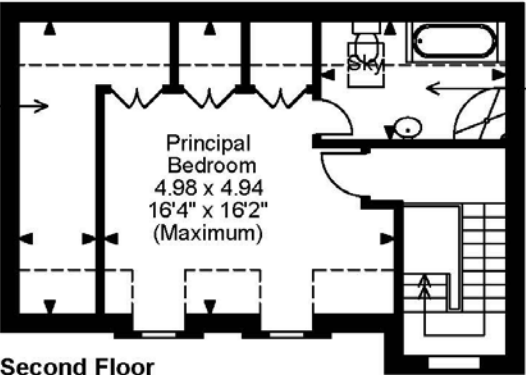
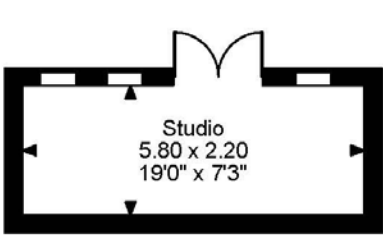
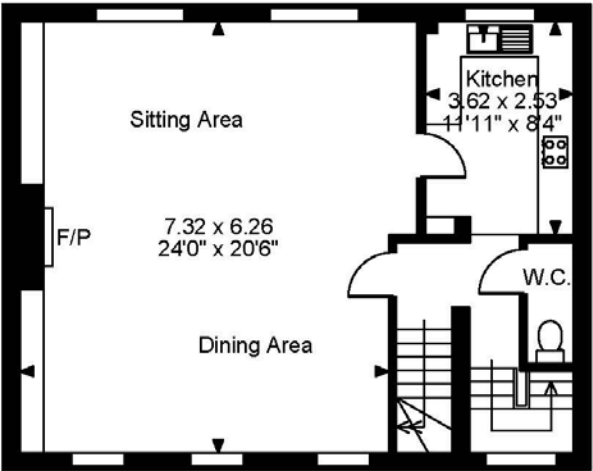
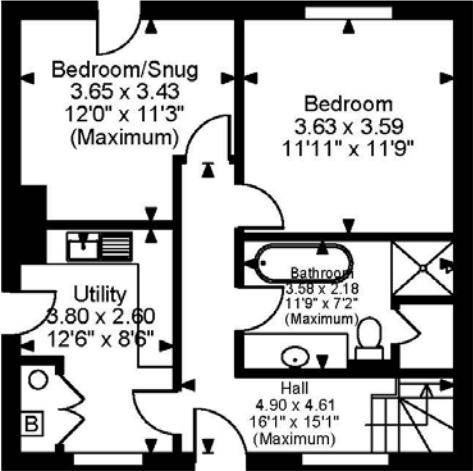
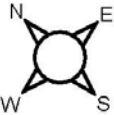
To the rear of the house is the sheltered walled courtyard with block paving, a decked area and plenty of room for garden furniture. Peaceful and private, it is the ideal place for a family barbecue, al fresco dining or a quiet glass of wine in the evening. There is potential for container gardening and there has already been some thoughtful planting. A large garden studio sits to the rear of the courtyard. Simply full of potential, it is currently used as a workshop but could be used for a writing or creative studio space, an outside dining area or an extra reception room.

Needham Market stands in the Gipping valley in Mid Suffolk, three miles southwest of Stowmarket, nineteen miles southeast of historic Bury St Edmunds and ten miles north of the county town, Ipswich. The town became rich from the wool combing industry, allowing its wealthy merchants to build themselves fine houses along the High Street, many of which are Grade II listed. The fifteenth century Grade I listed St John the Baptist on the High Street is full of fascinating features including a hammerbeam roof. The Old Grammar School was constructed in the seventeenth century and there are many other beautiful old buildings. The entire High Street is a conservation area. For such a historic town, Needham Market is very much of the twenty first century, with regular fast trains running into London Liverpool Street from the station and good access to the A14 which loops around the east of the town. It has a preschool, primary school, four pubs, a dentist and doctor's surgery, a number of takeaways, a pharmacy and a veterinary practice. There are three high schools within an easy distance, one in Stowmarket, one in Stowupland and one in Debenham. The town is very popular with families and commuters alike. The train journey to London Liverpool Street takes just ninety minutes and the A14 connects up with the A12 which runs south to Ipswich, Colchester, Chelmsford and London.

Needham Lakes is just up the road and the whole town is surrounded by beautiful walks. Alder Carr Farm, with its farm shop, café, farm animals and nature trail is a delightful destination for families. The bustling county town of Ipswich is only nine miles to the south east and beautiful historic Bury St Edmunds with the Abbey Gardens, Cathedral and mix of independent shops, restaurants and cafes is just nineteen miles to the west.



Approximate Gross Internal Area
Main House = 1629 Sq Ft/151 Sq M
Studio = 137 Sq Ft/13 Sq M
Total = 1766 Sq Ft/164 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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