



4 Ipswich Road | Needham Market | Suffolk | IP6 8EH

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TOWN & VILLAGE
PROPERTIES

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4 Ipswich Road, Needham Market, Suffolk, IP6 8EH

“A charming, characterful yet unlisted two double bedroom house, offering a wealth of period features, delightful cottage gardens & off-road parking.”

Description

A charming, characterful yet unlisted two double bedroom house, located in a prominent position just a stone's throw from the town centre and its wide range of amenities and short walk from the railway station.

Other notable benefits include a wealth of period features, delightful cottage gardens incorporating a detached outbuilding ideal for a variety of uses, off-road parking to the front and potential for a third bedroom (subject to the relevant consents).

About the Area

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station. A range of events are held throughout the year, including street fairs and raft racing at Needham Lake which is a Conservation Area with a number of countryside walks.

The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Cloak hanging space and door to:

Sitting Room/Drawing Room Approx 24' x 14' (7.32m x 4.27m)

A magnificent space with bay window to front aspect and incorporating a window seat as well as shutters, feature inset with wood burning stove on a brick hearth, exposed timbers, oak flooring, studwork and step up to:

Drawing Room

Exposed timbers, window to front aspect, fitted display cupboard with lighting and door to:

Dining Room Approx 12' x 10' (3.66m x 3.05m)

Attractive brick floor, French doors to the rear opening onto the terrace with built-in shelving, step up and latch door to:

Kitchen Approx 15' x 9'10 (4.57m x 3.00m)

Fitted with a matching range of wall and base units with





worktops over and inset with one and a half bowl ceramic sink with chrome mixer tap. Integrated appliances include fridge/freezer and cooker with four ring Bosch induction hob with extractor over, tiled walls, two windows to rear aspect, stable door to rear, door to understairs cupboard and stairs rising to the first floor.

First Floor Landing

Split-level with staircase rising to the attic room as well as doors to:

Master Bedroom Approx 13'10 x 12' (4.22m x 3.66m)

Double room with sash window to front aspect and built-in storage.

Bedroom Two Approx 14'11 x 11'9 (4.55m x 3.58m)

Double room with sash window to front aspect.

Family Bathroom

Well appointed white suite comprising w.c, hand wash basin, roll-top cast iron bath, walk-in shower, additional built-in storage, frosted window to rear aspect and door to airing cupboard housing the gas-fired boiler and water softener.

Attic Room Approx 12'6 x 7'7 (3.81m x 2.31m)

With access to loft, frosted window to side aspect. This room is suitable for a variety of uses, but has potential to be converted to a bedroom in its own right (subject to the relevant consents).

Outside

The property stands in a prominent position, set slightly back from the road just a stone's throw from the town centre. Off-road parking is available to the front. To the rear are delightful,

well maintained and private cottage gardens established and defined by a mixture of fencing and a brick wall. Incorporated within the plot is a detached outbuilding with power, light and water connected, and this is ideal for a variety of uses, yet currently used as storage. Interspersed through the grounds are a selection of established and pretty flower and shrub borders as well as topiary. Incorporated within the plot is a terrace abutting the rear of the property along with a further gravel/resin area outside the kitchen as well as wood store. A rear gate provides pedestrian access to Barking Road.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Gas-fired heating.

AML

We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £15.00 plus VAT as a contribution towards this. The same will be charged to any prospective buyers and sellers alike.



Energy performance certificate (EPC)

4, Ipswich Road
Needham Market
IPSWICH
IP6 8EH

Energy rating
E

Valid until: 8 March 2026

Certificate number: 0788-2033-7267-4836-1900

Property type: Mid-terrace house

Total floor area: 101 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

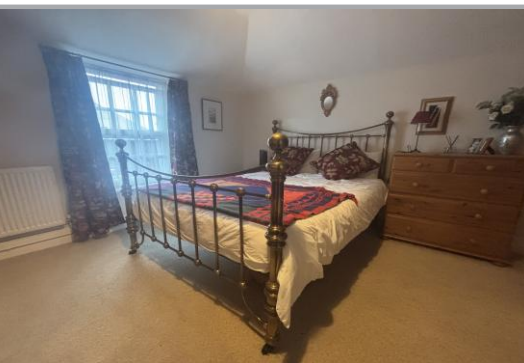
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0788-2033-7267-4836-1900?print=true>

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