



Pipers | Hill House Lane | Needham Market | IP6 8EA

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To find out more or arrange a viewing, please contact 03333 606262

www.exquisitehome.co.uk

“A well-presented four/five bedroom (subject to the relevant consents) detached, executive style family house with proportionate well-maintained gardens, ample off-road parking & double garage.”



Description

A thoughtfully designed and individual detached executive style contemporary family house of the highest quality and located in an enviable position towards the end of a shared private drive as part of a collection of exquisite modern properties.

The property has been constructed to a high standard and offers spacious and free-flowing living accommodation extending to around 2,500 square feet and boasts three reception rooms, four bedrooms, two of which have en-suites and notably ample storage.

Outside are proportionate, private and well-maintained grounds, which are private in nature as well as ample off-road parking, double garage, summer house and sun terrace.



The accommodation comprises:

Front door to:

Reception Hall

Welcoming, light and airy space with stairs rising to the first floor, ample storage cupboard incorporating cloak hanging space, double aspect windows to the front and side and doors to:

Cloakroom

Stylish white suite comprising w.c, hand wash basin, mosaic style tiling, frosted window to front aspect and extractor.

Sitting Room Approx 20'10 x 12' (6.34m x 3.66m)

A magnificent space with window to side aspect, French doors opening onto the terrace, feature inset with wood burning stove on a tiled hearth with Cotswold stone surround, double doors through to the kitchen/dining room.

Study Approx 10'10 x 10'3 (3.29m x 3.13m)

Conveniently located away from the main reception space, this room is ideal for a variety of uses but offer excellent scope for working from home and benefiting from window to rear aspect.

Open Plan Kitchen/Dining Room

Kitchen/Dining area - Approx 24'10 x 14'5 (7.57m x 4.39m)

Wonderful open plan room comprising a striking, well-appointed and

immaculately presented fitted kitchen with a matching range of wall and base units with granite worktops over and inset with one and half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include range style cooker with five ring gas hob (via gas cylinders), extractor over and dishwasher. Space for American style fridge/freezer, breakfast bar, window to rear aspect and spotlights. Leading through to dining area and open-plan through to:

Garden Room/Sitting Area Approx 10'5 x 10'4 (3.17m x 3.14m)

Constructed on a brick plinth, this light and airy space offers delightful views of the rear garden with French doors opening onto the terrace, triple aspect windows to the front, rear and side and two skylights.

Utility Room Approx 9'10 x 6'1 (3.00m x 1.86m)

Fitted with a matching range of wall and base units with granite worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods, personnel door to side and extractor.

First Floor Galleried Landing

Window to side aspect, door to airing cupboard housing hot water cylinder and incorporating extensive shelving, access to loft room and doors to:

Master Bedroom Approx 14'5 max x 12'6 (4.39m x 3.80m)

Generous double room with window to side aspect, built-in wardrobes and door to:

En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin set into a vanity unit with storage under, corner tiled cubicle, heated towel rail, tiled flooring, window to rear aspect and spotlights.

Bedroom Two Approx 14'4 x 10'3 (4.36m x 3.13m)

Double room with double aspect window to front aspect as well as skylight. Opening to:

Inner-Hall

Incorporating dressing area, which in turn leads to:

En-Suite Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment and frosted skylight.

Bedroom Three Approx 12' max x 11'9 (3.66m max x 3.59m)

Double room with window to side aspect and built-in wardrobes.

Bedroom Four Approx 12' x 8'9 (3.66m x 2.66m)

Double room with window to side aspect.

Family Bathroom

Travertine style suite comprising w.c, hand wash basin, corner tiled shower cubicle, slipper bath, tiled walls, tiled flooring, frosted window to side aspect, heated towel rail and spotlights.

On the Second Floor

Loft Room Approx 26'7 x 11'9 (8.10m x 3.59m)

Accessed via a retracking staircase up to this substantial space ideal for an additional double bedroom (subject to the relevant consents). Skylights and currently used as a games room space.

Outside

Pipers is situated in an enviable position towards the end of a no through private gravelled drive and is accessed over a private paved driveway offering ample off-road parking and giving access to the double garage with electric up and over door, windows to rear, hot and cold water and power and light connected.

The grounds are proportionate and private in nature as well as being extremely well-maintained with a terrace abutting the rear of the property and the grounds are predominately lawned but incorporate a summerhouse, sun terrace and a variety of well-stocked and established flower and shrub borders alongside specimen fruit trees. The boundaries are clearly defined by fencing for the most part.







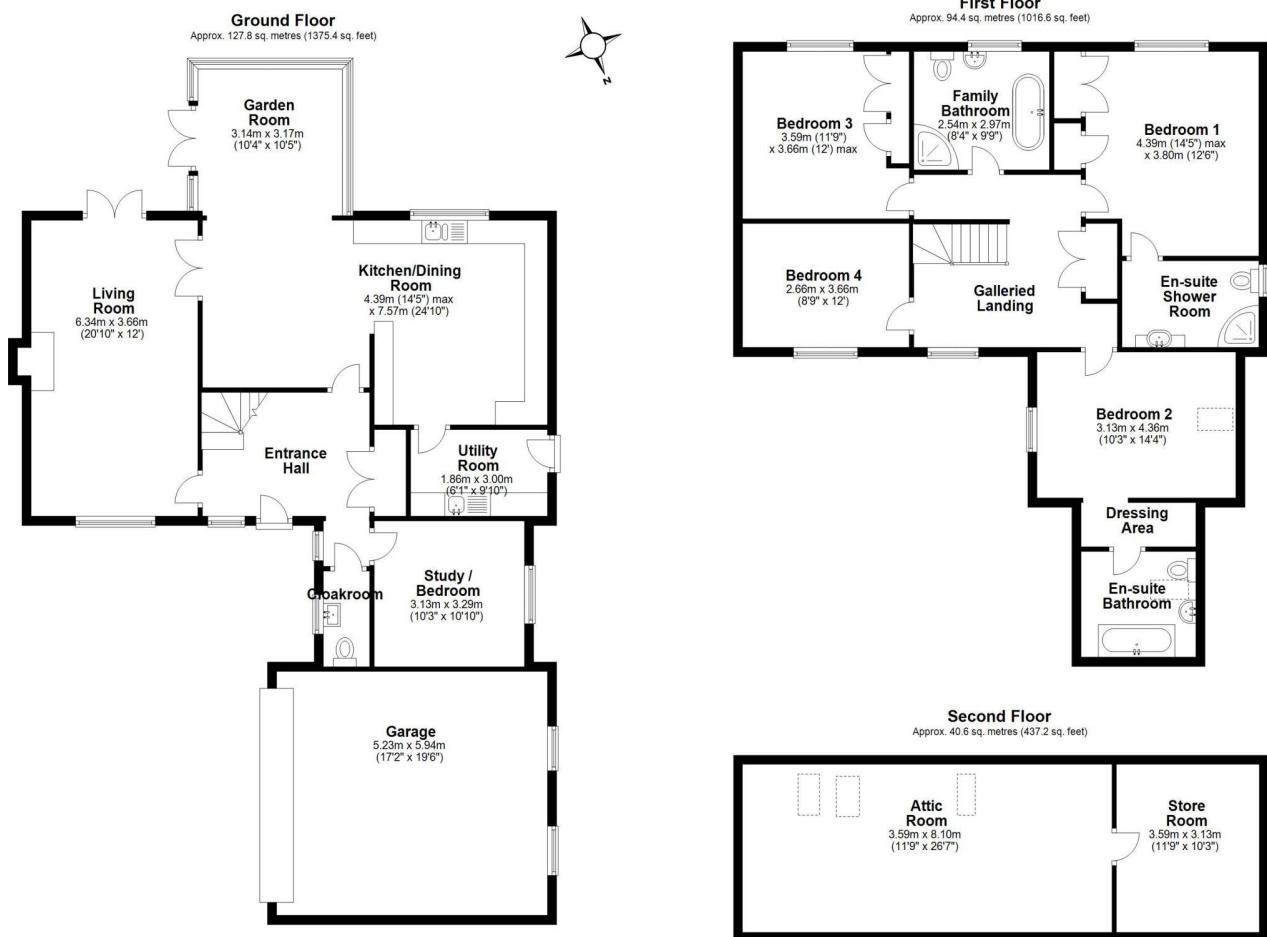


About the Area

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.

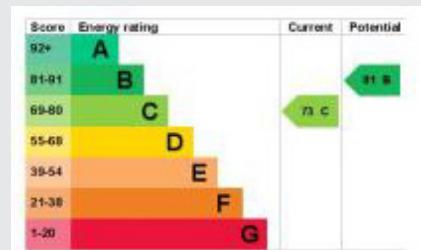


All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

Local Authority: Mid Suffolk District Council

Council Tax Band – F

Services: Mains water, drainage and electricity. Air Source Heating.



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