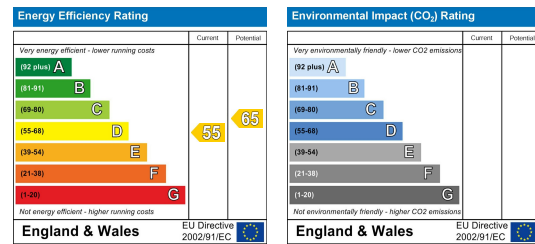


Total Area: 129.1 m² ... 1390 ft²
 All measurements are approximate and for display purposes only



29-31 Hawks Mill Street, Needham Market, Ipswich, £485,000 IP6 8AA

Having had substantial renovation this Grade II listed 4 bedroom property exudes character and charm, featuring exposed beams throughout and a grand inglenook fireplace feature carved bressummer. The spacious interior is complemented by a beautifully landscaped, westerly-facing garden. The garden is well-established with mature trees and shrubs, offering a serene retreat. Additionally, it includes a patio area which is perfect for relaxing and enjoying the outdoors and off road parking. The inside of this charming cottage offers ample living accommodation and a wealth of character.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

29-31 Hawks Mill Street, Needham Market, Ipswich, IP6 8AA

NEEDHAM MARKET:

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

RECEPTION HALL:

Charming and substantial entrance with attractive brick flooring, exposed wall and ceiling beams, church pew/bench seating area, window to front, radiator, stairs to first floor and doors to...

SITTING ROOM: 26'5" x 11'8" (8.05m x 3.56m)

Double aspect with double doors opening to rear garden, Inglenook fireplace with tiled hearth, brick surround under a carved bressummer, deep alcove providing good storage space.

KITCHEN / DINER: 14'2" x 11'11" (4.33 x 3.65)

Window to rear over looking rear garden, wall and base units with Quartz work tops, integrated 1 1/2 sink and drainer, Rangemaster oven with extractor above, kitchen island, part tiled flooring, exposed ceiling and wall beams and space for further appliances.

CLOAKROOM:

Window to rear, low level WC and hand wash basin.

REAR LOBBY:

Door to cloak room and doors to rear garden.

LANDING:

Exposed timbers and studwork, doors leading to ...

BEDROOM 1: 12'11" x 11'5" (3.95 x 3.49)

Window to rear aspect and built in cupboard space.

BEDROOM 2: 10'10" x 10'3" (3.30m x 3.12m)

Window to front, exposed studwork and built in cupboard space.

BEDROOM 3: 9'6" x 7'10" (2.92 x 2.39)

Window to front, exposed studwork.

BEDROOM 4: 12'5" x 5'0" (3.80 x 1.54)

Window to rear aspect.

BATHROOM:

Window to rear aspect, free standing feature bath, double shower, wall mounted towel radiator, low level WC, hand wash basin.

OUTSIDE:

Stunning cottage garden, a recent landscaped rear garden, mature shrubs and border,

Off road parking for 3 cars

OTHER INFORMATION:

New heating system and water tank fitted November 2022.

New bathroom fitted July 2023.

Garden landscaped May 2024.

Property newly decorated including new bedroom carpets February 2024.

NEEDHAM MARKET:

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