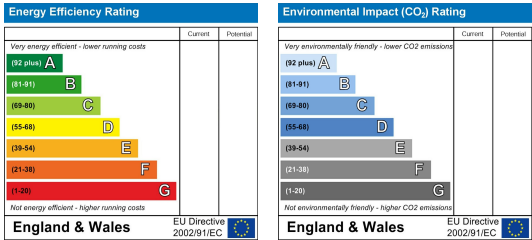




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 33 Hawks Mill Street, Needham Market, Ipswich, IP6 8AA

Located close to Needham Market High Street this charming period property is offered for sale with NO ONWARD CHAIN. This charming cottage boasts many period features including exposed beams and brickwork. Three bedrooms, modern kitchen/diner and a good size rear garden of approximately 120ft.



### 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.

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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.

SIDE ENTRANCE DOOR:

EMTRANCE HALLWAY:

Tiled floor, stairs to first floor, large under stairs storage cupboard with shelving and power. Doors to....

SITTING ROOM: 13'6" x 12'6" (4.11m x 3.81m )

Two windows to front, inglenook fireplace with bressumer beam and brick hearth, exposed timbers, laminate flooring and radiator.

KITCHEN/DINER: 17'7" x 12'10" (5.36m x 3.91m )

Window to rear and sliding patio door to rear garden, range of base units with work surfaces over, shelving and cupboard housing boiler. Built in electric oven and hob, space for fridge/freezer and tiled floor.

FIRST FLOOR:

LANDING:

Large storage cupboard with hanging and shelving space, access to loft and doors to....

BEDROOM 1: 12'3" x 11'8" (3.73m x 3.56m)

Two windows to front, fitted wardrobe, further built in storage cupboard, exposed beams and radiator.

BEDROOM 2: 8'10" x 8'10" (2.69m x 2.69m )

Window to rear, eaves storage cupboard and radiator

BEDROOM 3: 9'9" x 8'10" (2.97m x 2.69m )

Double glazed window to rear, eaves storage cupboard and radiator.

BATHROOM:

Window to side, suite comprising W/C with sink over, bath with shower over and radiator.

OUTSIDE:

Pedestrian access leads to the side of the property where there is a gate leading to the rear garden. The rear garden has a patio area, brick built workshop (10'6" x 8'4") outside W/C. The garden is mainly laid to lawn with brick wall and flower and shrub borders.

NEEDHAM MARKET SIGN OFF:

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