



Rock Estates



Chainhouse Road  
Needham Market, Ipswich, IP6 8EP

Guide price £260,000



# Chainhouse Road

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- Rarely Available Corner Plot
- Downstairs W/C
- Scope To Extend STP
- Two Double Bedrooms
- Garage And Off Road Parking For Multiple Cars
- Walking Distance to Needham Lake
- Central Needham Market Location
- No Onward Chain
- Detached Home
- Lots of Potential

A Fantastic Opportunity in the Heart of Needham Market.

This substantial two bedroom DETACHED property occupies a generous corner plot in the desirable town of Needham Market. For sale with NO ONWARD CHAIN, this property offers flexible accommodation and excellent outdoor space, this home is ideal for buyers looking to put their own stamp on their next home.

To the front, the property benefits from ample off-road parking for multiple vehicles, a shingled area providing additional parking, and access to a detached garage. A side garden further enhances the external space. Upon entering the property, the entrance hall provides access to a ground floor W.C., a spacious lounge, a separate dining room (which can also serve as a third bedroom), kitchen, and utility room, which in turn opens into the conservatory overlooking the enclosed rear garden. Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom.

Situated in the heart of Mid Suffolk, Needham Market is perfectly positioned between the towns of Bury St Edmunds and Ipswich. The town offers a range of amenities including a butcher, baker, post office, Co-op supermarket, and an array of independent shops. Needham Market railway station provides mainline connections to Ipswich and Stowmarket, with onward services to London Liverpool Street. The county town of Ipswich is just eight miles away, offering extensive shopping, leisure, and cultural facilities.

The popular attraction of Needham Lake and its surrounding conservation area offer beautiful countryside walks.





**Chainhouse Road, Needham Market**  
Entrance Porch  
Featuring laminate flooring, a glazed panelled door leading to the lounge, and a sliding door opening to:

**Cloakroom**  
With a double glazed window to the rear aspect, low level W.C., wash hand basin, part tiled walls, laminate flooring, and a radiator.

**Lounge**  
20'8" x 12'11" (6.32m x 3.96m)  
A spacious room with a double glazed window to the front aspect, stairs rising to the first floor, under-stairs storage cupboard, gas fire with surround, central heating thermostat, television point, radiator, and a glazed panelled door leading to:

**Dining Room / Bedroom Three**  
9'8" x 9'6" (2.95m x 2.90m)  
With double glazed patio doors opening to the rear garden and a radiator.

**Kitchen**  
10'5" x 9'4" (3.20m x 2.87m)  
Fitted with a range of matching wall and base units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs, space for a freestanding cooker with integrated extractor hood, built-in storage cupboard, tiled flooring, and a double glazed window to the rear aspect. Door leading to:

**Utility Room**  
10'7" x 5'10" (3.23m x 1.80m)

**Conservatory**  
9'1" x 8'5" (2.77m x 2.59m)  
With double glazed windows to the side and rear aspects, French doors opening to the rear garden, tiled flooring, television point, and radiator.

**First Floor Landing**  
Providing loft access, a built-in airing cupboard housing the hot water tank, additional storage cupboard, and doors to:

**Bedroom One**  
12'11" x 9'8" (3.94m x 2.97m)  
With a double glazed window to the front aspect, built-in wardrobe, television point, and radiator.

**Bedroom Two**  
10'0" x 9'8" (3.05m x 2.95m)  
With a double glazed window to the rear aspect and a radiator.

**Bathroom**  
Comprising a panelled bath with shower over, low level W.C., pedestal wash hand basin, laminate flooring, radiator, and a double glazed window to the rear aspect.

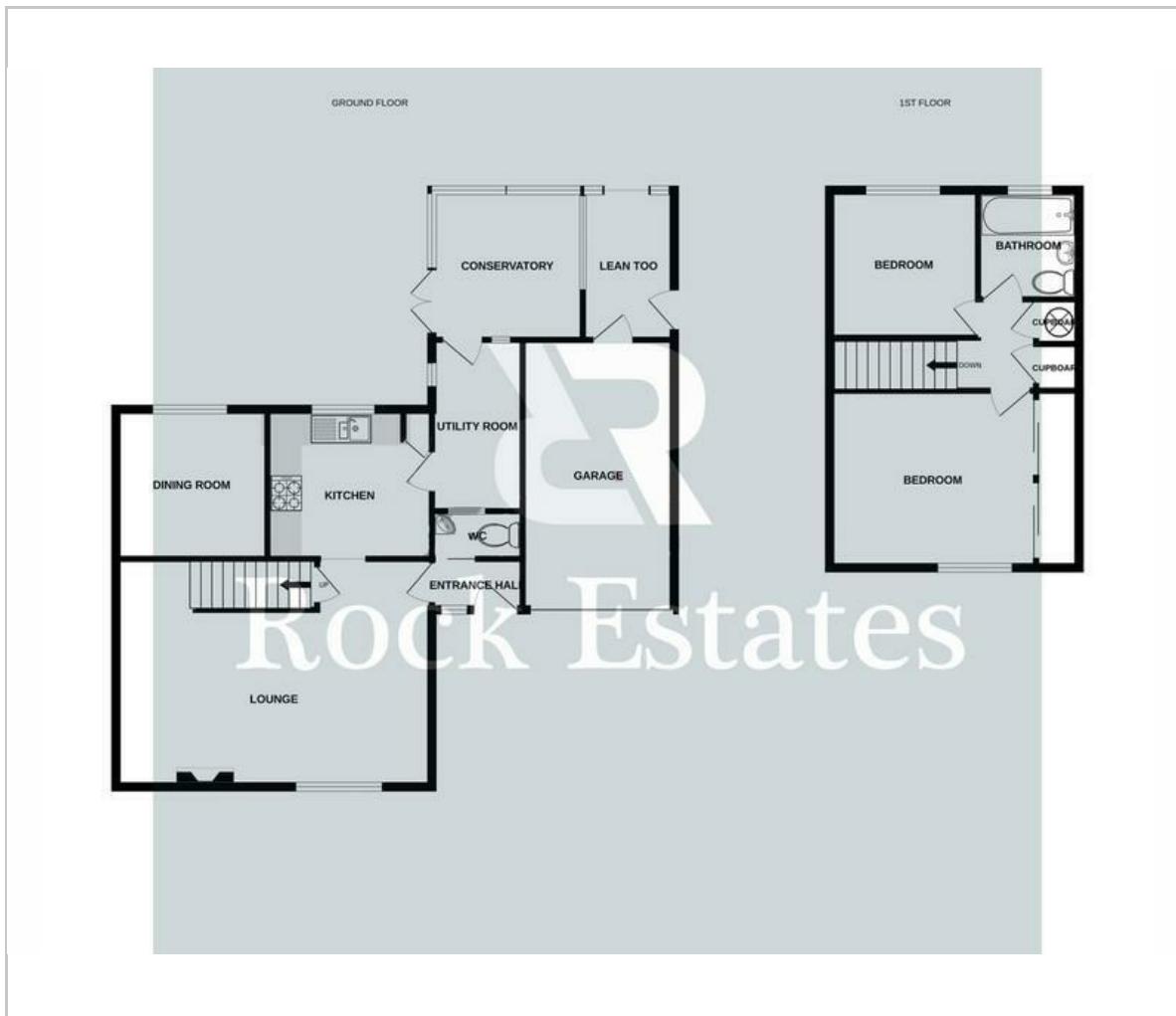
**Outside**  
To the front of the property, the garden has been brick paved to provide ample off-road parking, leading to the:

**Garage**  
With up-and-over door, power and lighting connected, and a courtesy door to the garden. The remainder of the front garden is laid to lawn, and a side pathway provides access to the rear garden.

**Rear Garden**  
Mainly laid to lawn, with a patio area and gravelled flower and shrub borders. The garden is fully enclosed by fencing.



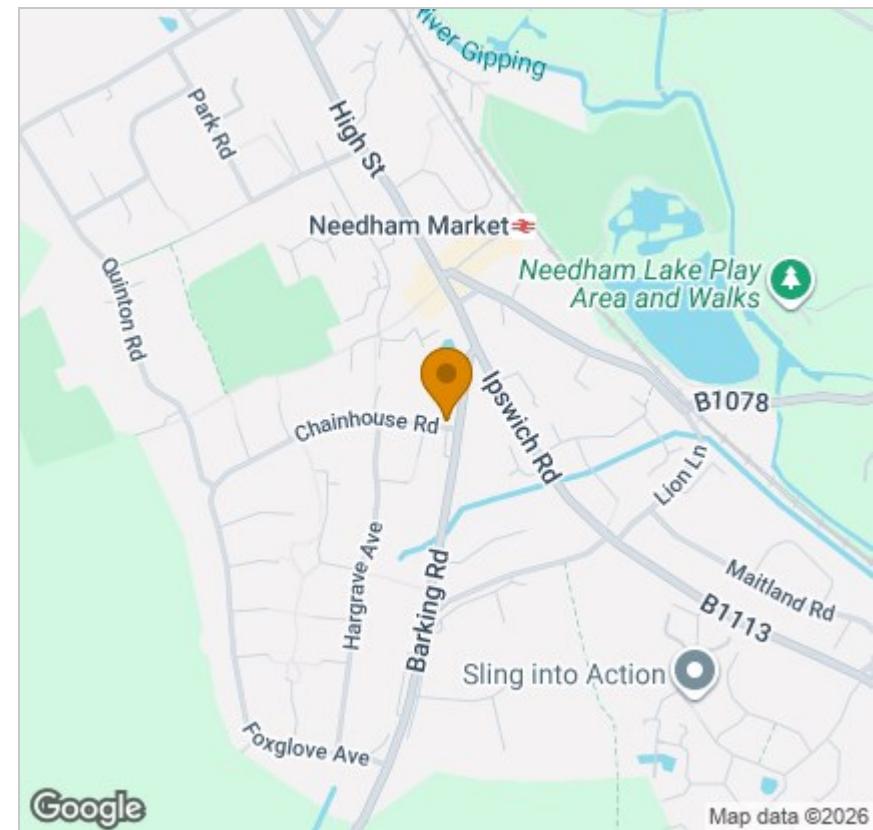
## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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