



Rock Estates



Stowmarket Road
Needham Market, IP6 8DX

Guide price £400,000



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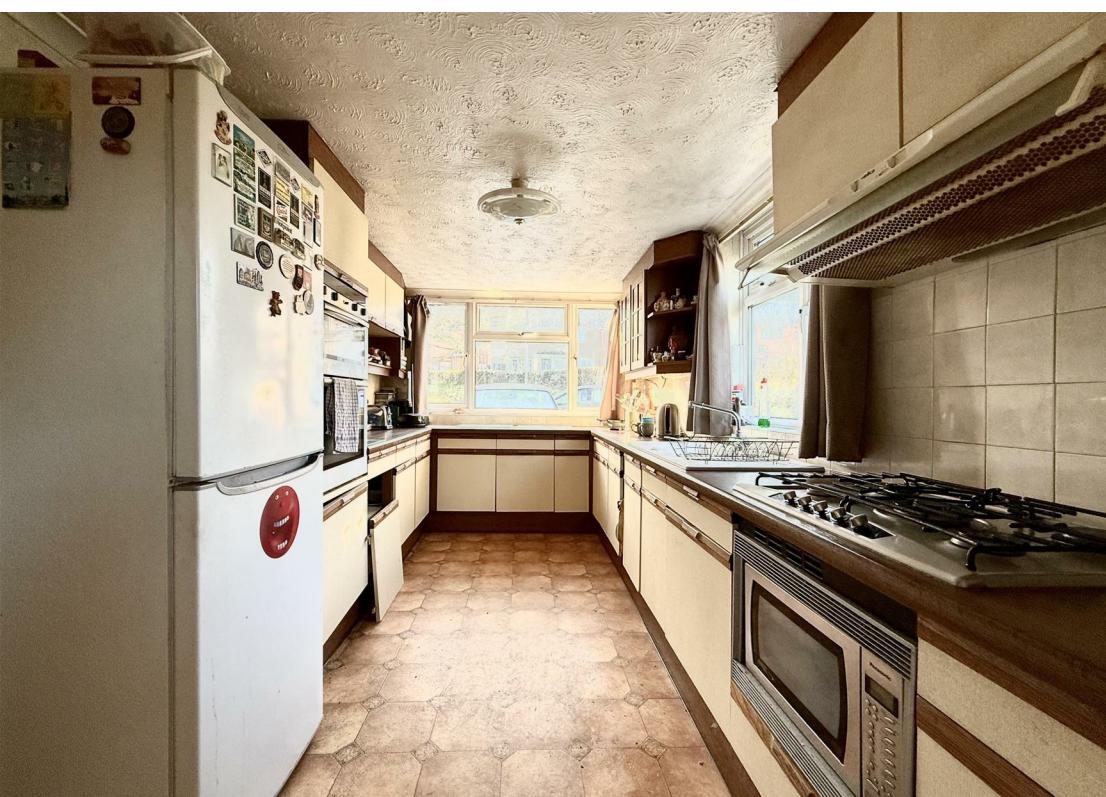
- NO ONWARD CHAIN
- Victorian Town House
- Original Period Features Throughout
- First Floor Bathroom & Cloakroom
- Large Garden
- Substantially Sized Property
- Multiple Reception Rooms
- 5/6 Bedrooms
- Accommodation Across Four Floors
- Garage & Ample Off Road Parking

Impressive Victorian townhouse situated on the outskirts of the sought after town of Needham Market. Offering a host of original features, the property offers flexible accommodation with some modernisation required throughout.

With accommodation set across four floors this deceptively spacious property offers space for the whole family. The basement is currently used as storage but has water connected and private access through the main house as well as externally through the rear garden. The ground floor offers multiple reception rooms both with period features including decorative ceiling roses and majestic fireplaces. A side extension offers a kitchen with ample storage and worktop space and some fitted appliances. There is an inner porch with built in storage cupboard and door to side garden, and the ground floor cloakroom. To the first floor there are four bedrooms and three piece bathroom suite. Whilst to the second floor there are a further two double bedrooms.

The large rear garden benefits from multiple sheds and summer house style buildings as well as a brick built storage shed. The private garden is predominantly laid to lawn with an array of mature trees, shrubs and bushes. The property also offers a single garage with up and over door. There is ample space to the side of the property with a concrete driveway providing off road parking for a number of vehicles.

Needham Market town is a short stroll away where you can find the vibrant high street offering a variety of amenities such as bakery, butchers, independent shops, and co-op stores. Needham offers a range of travel options including bus routes and train stations offering main line links to Ipswich & Stowmarket.





Front

To the front of the property it is enclosed with a low brick wall and metal iron gate. There are mature bushes and shrubs providing privacy and a red tiled path leading to the front entrance door. To the side there is a hard standing providing off road parking for a number of vehicles.

Entrance Hallway

Original tiled floor. Stairs to basement and first floor. Coving. Radiator. Original decorative corbels. Doors to:

Living Room

16'2" (into bay) x 13'4" (4.95 (into bay) x 4.08)
Double glazed bay windows to front. Original slate fireplace with gas fire. Original coving and ceiling rose. Radiator.

Dining Room

10'9" x 13'6" (3.30 x 4.14)

Double glazed window to rear. Fireplace housing gas fire. Original decorative ceiling rose and coving. Radiator. Door to:

Kitchen

14'10" x 8'3" (4.54 x 2.53)

Double glazed windows to front and side. Range of wall and floor mounted units and drawers. Inset sink with mixer tap over. Part tiled splash back. Integrated Neff eye level oven. Integrated microwave. Gas hob with extractor hood above. Coving. Vinyl floor.

Rear Porch

4'4" x 3'11" (1.33 x 1.20)

Door to side providing access to side driveway and rear garden. Storage cupboard. Tiled floor. Door to:

Cloakroom

Double glazed window to rear. Low level W.C. Wall mounted hand wash basin with tiled splash back. Radiator. Plumbing for shower.

First Floor Landing

Double glazed window to rear. Stairs to second floor. Doors to:

Bedroom One

13'5" x 11'11" (4.11 x 3.65)

Double glazed window to rear. Fireplace. Coving. Radiator.

Bedroom Two

11'1" x 9'5" (3.38 x 2.89)

Double glazed window to front. Radiator.

Bedroom Six

8'9" x 5'4" (2.68 x 1.65)

Double glazed window to front. Radiator.

Bedroom Five

14'3" x 8'10" (4.36 x 2.70)

Double glazed windows to front and side. Coving. Radiator. Door to:

Bathroom

9'9" x 5'8" (2.99 x 1.74)

Double glazed window to rear. Bath with shower attachment over. Low level W.C. Vanity unit with inset sink and storage below. Part tiled walls. Vinyl oak effect flooring. Coving. Radiator.

Second Floor Landing

Double glazed window to rear. Doors to:

Bedroom Four

11'2" x 12'1" (into velux) (3.41 x 3.69 (into velux))

Double glazed window to rear and side. Radiator.

Bedroom Three

Double glazed window to front. Cupboard housing consumer unit. Radiator.

Rear Garden

The rear garden is of a substantial size and is predominantly laid to lawn with a variety of mature trees, shrubs and bushes. There is a summer house, shed and greenhouse and vegetable patches. A brick built storage shed provides further additional storage.

Basement

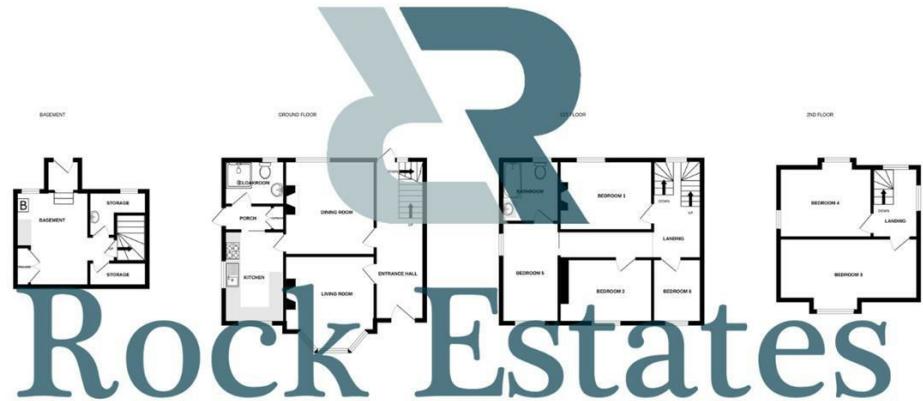
13'3" x 9'11" (4.05 x 3.03)

Accessed from both internally and externally the basement is currently used for storage and benefits from a number of cupboards and useful storage spaces. Wall mounted cupboard housing the gas boiler. There is also plumbing for a sink and W.C.

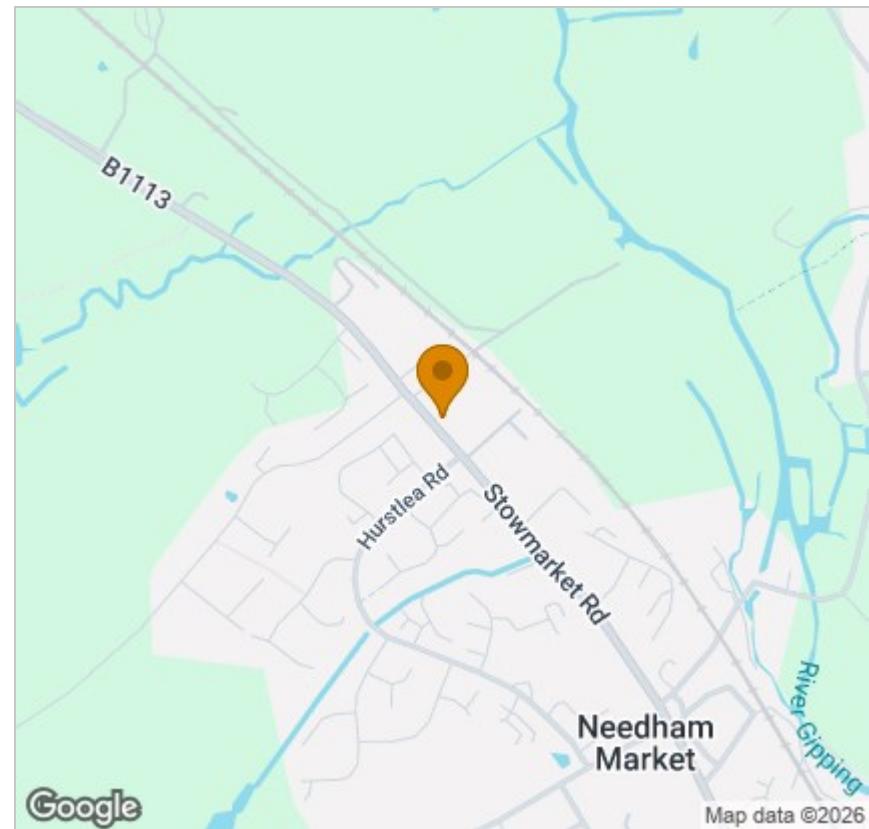
Garage & Parking

Single garage with up and over door to front. Ample off road parking for multiple cars.

Floor Plan



Area Map



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.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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