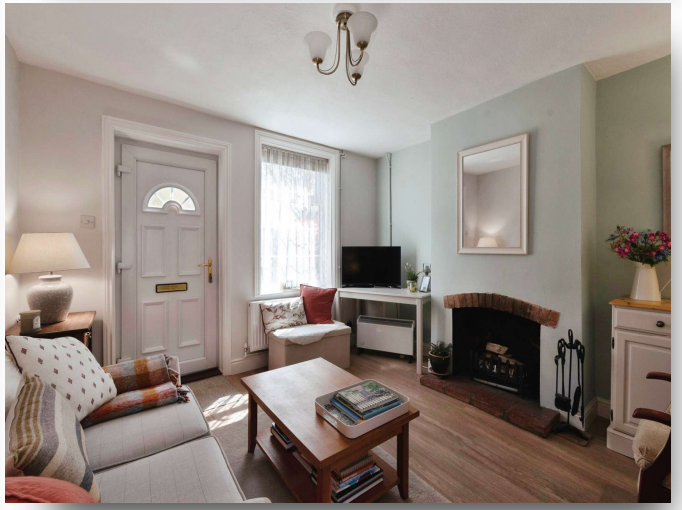






Station Yard, Needham Market, Ipswich, IP6 8AS

william h brown

welcome to

Station Yard, Needham Market, Ipswich

A very well-presented Victorian house with a contemporary extension to the side, standing in an excellent central location in Needham Market and offered for sale chain free. Call us now to book your viewing.

Needham Market

Needham Market is a charming and historic town that exudes quintessential English charm. With a rich history, scenic landscapes, and a close-knit community, this town offers much to explore and appreciate. The architecture in Needham Market is a testament to its past, with many buildings showcasing beautiful examples of Tudor and Georgian styles.

The Suffolk countryside surrounding Needham Market is lush and picturesque, offering numerous opportunities for outdoor activities. The River Gipping runs through the town, providing a scenic backdrop for leisurely walks and picnics. Nearby, Needham Lake is a popular spot for families, birdwatchers, and walkers, with its tranquil waters and abundant wildlife.

Needham Market boasts a warm and welcoming community. The town hosts a variety of events throughout the year, including local markets, fairs, and cultural festivals, which bring residents and visitors together. The town also has a strong sense of community spirit, with local organisations and clubs offering activities and support for people of all ages.

Conveniently located, Needham Market benefits from easy access to larger towns and cities. The town has its own train station, with regular services connecting it to Ipswich, Bury St Edmunds, and London. This makes it an ideal location for those who appreciate the tranquillity of a small town but require access to urban amenities.

Station Yard

Upon entering the cottage, you are greeted by a cosy living room, where the original open fireplace serves as the heart of the home. The decoration is in pastel colours with wooden plank effect laminate flooring. Adjacent to the living room is the well-appointed and recently refitted kitchen diner, featuring an integrated fridge-freezer and a Bosch oven with an induction hob and extractor hood. An under-sink water softener operates automatically for the whole house. There is an understairs cupboard for additional cool storage.

A small lobby leads to a ground floor bathroom equipped with a four-piece suite of bath, separate shower, and toilet and washbasin set in a range of built-in storage cupboards. Wall cupboards provide further storage together with a concealed shaver socket. The bathroom is illuminated with LED downlighters.

The first floor has 2 bedrooms. Bedroom one features a Victorian fireplace, which adds real character to the room. The flue is clean, capped and vented. From bedroom two at the rear of the cottage, stairs lead to the second floor bedroom number three. This light and airy room is well served by 2 conventional windows and a large Velux roof light, and could provide a very pleasant office for home working. There are large storage cupboards under the eaves along one wall.

Outside, there is a courtyard garden, fully enclosed by panel fencing and brick walls for privacy, with a side gate giving access to Needham Lake. The courtyard is a mixture of paved and gravelled areas, offering a secluded space for outdoor seating and alfresco dining, with gentle outdoor lighting. There are two brick-built outbuildings. One is equipped with power and is plumbed currently for a washing machine and accommodates a chest freezer. The other acts as a log store for the open fire.









Accommodation

Living Room
Double glazed window to front, original open fireplace now with a log basket, broadband access point, radiator, power sockets on 3 walls and wood plank effect laminate flooring.

Kitchen / Diner
Double glazed window and door to rear, recently re-fitted with a range of base units and wall units with LED lights under, roll top work surfaces and under counter water softener, one and a half sink with drainer and mixer tap. Bosch induction hob and under counter oven with grill and extractor over, integrated 60/40 fridge-freezer, part tiled, radiator, carpeted stairs to first floor, under stairs cupboard, vinyl flooring.

Bathroom
Frosted double glazed window to side, fitted with a suite of panelled bath with mixer taps and hand shower, electric power shower cubicle, WC and vanity wash basin with mixer taps set in a range of built in cupboards with a roll top half-depth counter, wall mounted storage units with a concealed shaver socket, ceiling mounted LED downlights, part tiled walls, radiator/heated towel rail and vinyl flooring.

Landing
Carpet flooring with doors to:

Bedroom One
Double glazed window to front, original Victorian feature fireplace, radiator, carpeted flooring, ceiling light.

Bedroom Two
Double glazed window to rear overlooking courtyard, airing cupboard with wall mounted gas boiler, radiator, carpeted flooring, ceiling light, door and carpeted stairs to Bedroom Three.

Bedroom Three
Double glazed windows to side and rear, Velux window in front roof, carpeted flooring, under eaves storage cupboards, radiator, ceiling light.

Outside

Courtyard Garden
Immediately to the rear and accessed from the kitchen is a courtyard garden with panelled fencing and brick walls. There are 2 brick and tile roofed outbuildings. One is equipped with power and is plumbed currently for a washing machine and accommodates a chest freezer; it also has additional storage space with shelves and steel racking. The other acts as a log store for the open fire. The area is paved immediately outside the kitchen and in front of the outbuildings. A further area is paved to provide a seating and alfresco dining space; the remaining courtyard is gravelled over a ground membrane. Four outside lights provide gentle illumination, and a side gate allows easy access to Needham Lake.

Parking
Parking is available without restriction in Station Yard.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

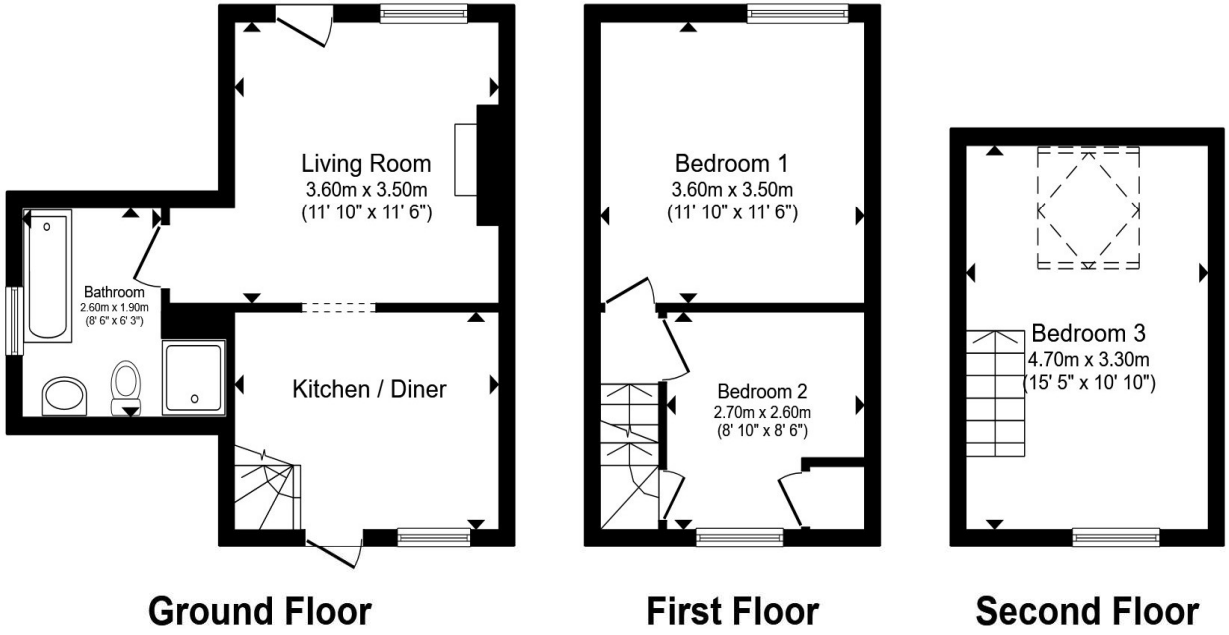
Station Yard, Needham Market, Ipswich

- CHAIN FREE!
- 3-Bed 3-Storey Victorian Cottage
- Recently Refitted Kitchen
- Bathroom with Four Piece Suite
- Double Glazed Windows & Doors Throughout with Gas Central Heating

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£220,000



Total floor area 68.6 m² (739 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/SMK105308

The Property Ombudsman

Property Ref:
SMK105308 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01449 614459

stowmarket@williamhbrown.co.uk

10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.