



Rock Estates



Barking Road
Needham Market, IP6 8EN

£375,000

4 2 2 2

Barking Road

Needham Market, IP6 8EN

Located in the sought after Market Town, Needham Market, this delightful house offers a perfect blend of comfort and convenience. With four spacious bedrooms, with ensuite to master, this property is ideal for families or those seeking extra space for guests or a home office. The two reception rooms provide ample room for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or social events. The property also boasts a kitchen, utility room, downstairs cloakroom, family bathroom and the added benefit of a conservatory to relax and enjoy the view of your garden.

The house boasts a well-maintained garden, perfect for enjoying the outdoors, whether it be for gardening enthusiasts or simply a tranquil space to unwind. Additionally, the property features a garage and a driveway, ensuring that parking is never a concern and providing extra storage space for your belongings.

Located in friendly neighbourhood, this home is within easy reach of local amenities, schools, and transport links, making it a convenient choice for daily living. This property presents a wonderful opportunity to create lasting memories in a lovely setting. Don't miss the chance to make this house your home.

Entrance Hallway

Double glazed window to side. Radiator. Stairs to first floor.

Kitchen

9'9 x 12'11 (2.97m x 3.94m)

Double glazed window to front. Wall and base level units with work surfaces over. Inset one and half bowl sink and drainer with mixer tap over. Integrated double oven and hob with extractor over. Space for dishwasher and undercounter fridge.

Utility Room

7'6" x 11'1" max (2.30 x 3.38 max)

Wall and base level units with work surfaces over. Inset stainless steel sink and drainer with mixer tap over. Space for fridge/freezer, washing machine and tumble dryer. Door accessing rear garden. Door to;

Cloakroom

Double glazed window to rear. Low level wc. Pedestal basin. Heated towel rail. Boiler.

Living Room

13'4 x 17'11 (4.06m x 5.46m)

Double glazed window to rear. Radiator. Feature gas fireplace. Sliding doors to conservatory. Archway through to;

Dining Room

9'7 x 11'1 (2.92m x 3.38m)

Double glazed window to rear. Radiator.





Conservatory
13'4 x 11'0 (4.06m x 3.35m)
Double glazed window surrounds. Door accessing the rear garden.

Landing
Double glazed window to side.

Bedroom One
13'5 x 8'11 (4.09m x 2.72m)
Double glazed window to front. Radiator. Built in wardrobes. Door to;

Ensuite
Shower cubicle. Low level wc. Pedestal basin. Heated towel rail.

Bedroom Two
13'5 x 8'6 (4.09m x 2.59m)
Window to rear. Radiator.

Bedroom Three
10'3 x 8'6 (3.12m x 2.59m)
Double glazed window to rear. Radiator.

Bedroom Four
11'4 x 8'11 max - restricted head height
(3.45m x 2.72m max - restricted head height)
Skylight to front. Radiator.

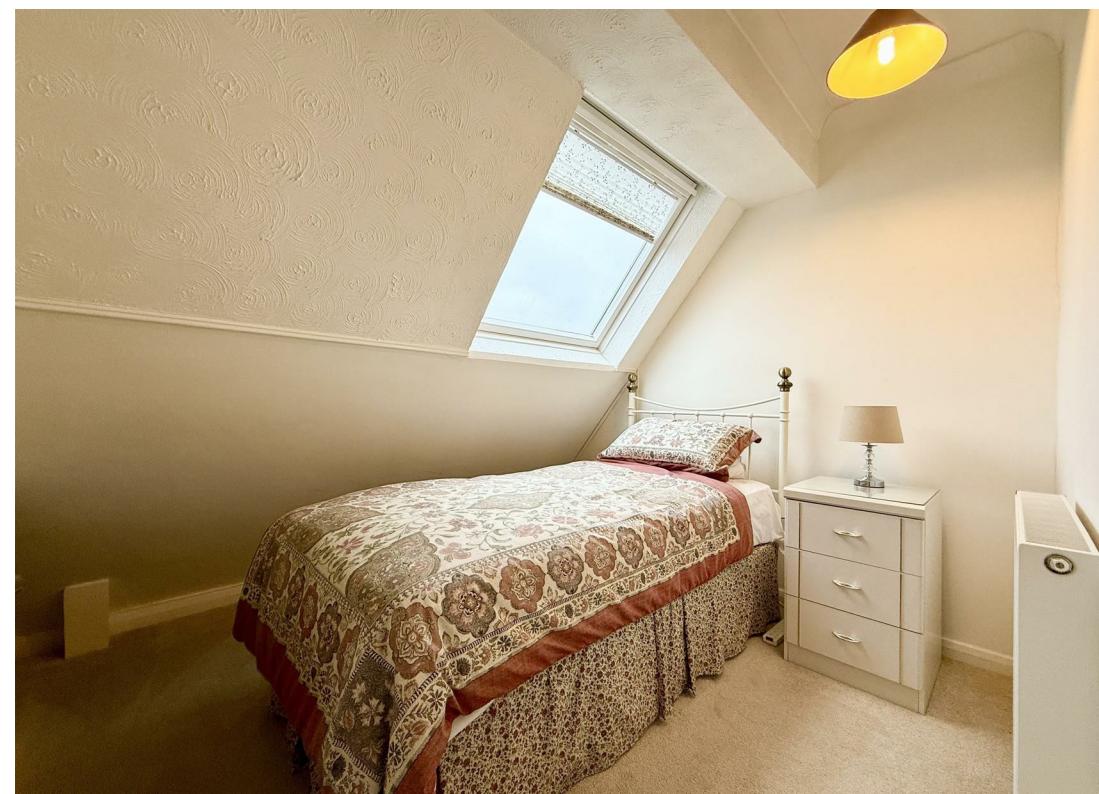
Bathroom
Double glazed window to rear. A white suite comprising bath with handheld shower over. Pedestal basin with mixer tap over. Low level wc. Radiator.

Outside

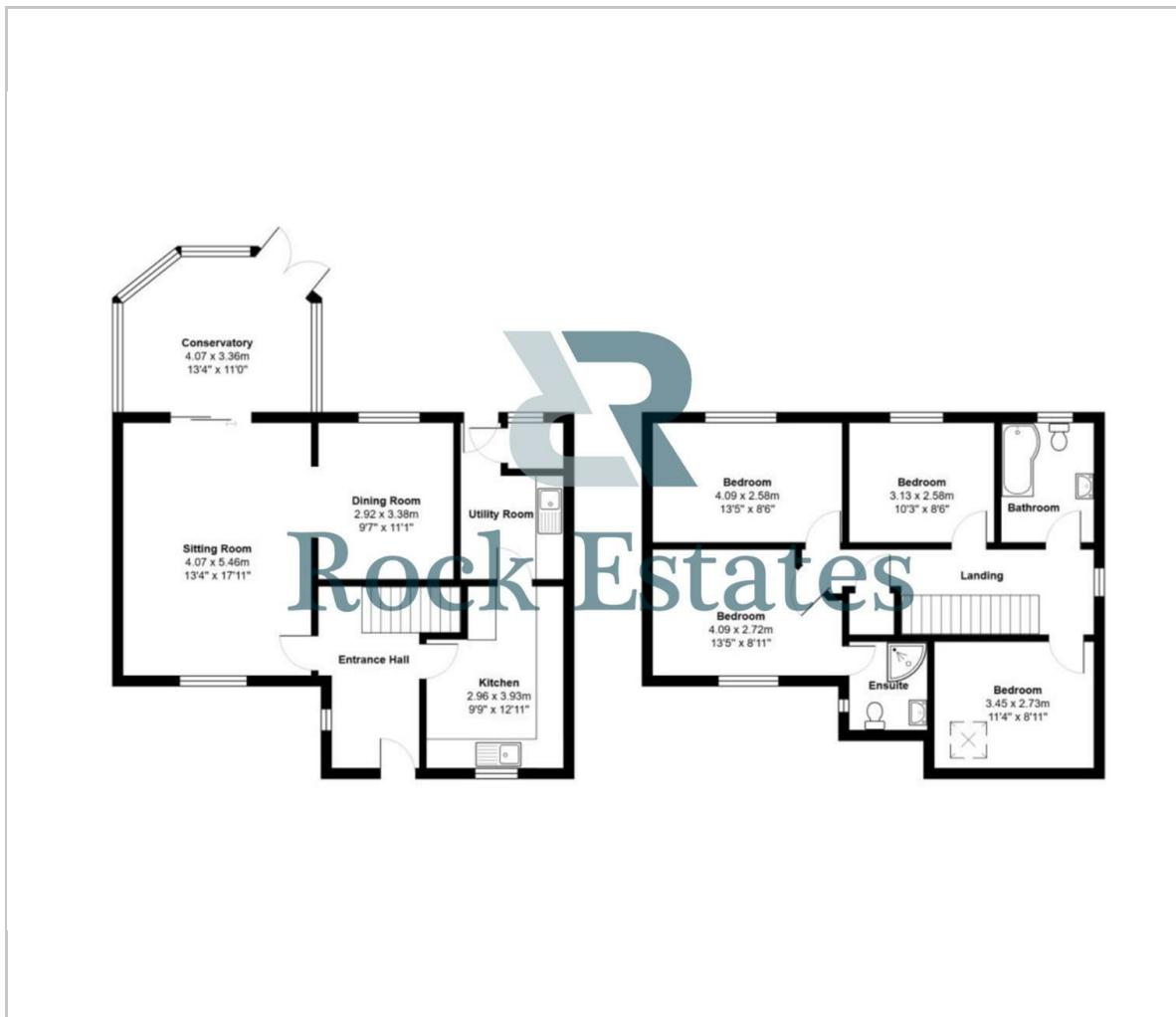
Garage And Driveway
The property is accessed via a shared driveway and benefits from a garage and driveway providing parking for up to two cars. The garage has an up and over door and power and light.

Front Garden
The property is approached via an attractive front garden featuring a well-kept lawn bordered by established shrubs, creating a welcoming first impression. A neatly laid pathway leads directly to the front door, while a convenient side gate provides easy access to the rear garden.

Rear Garden
This delightful rear garden offers an excellent balance of space and tranquility, being predominantly laid to lawn and perfectly suited for families and outdoor enjoyment. A generous patio area provides an ideal setting for al-fresco dining, entertaining, or simply relaxing in the sun. The garden is framed by a selection of mature shrubs and well-tended flower beds that add colour and character throughout the seasons. Beyond the main garden lies a charming woodland backdrop, enhancing the sense of privacy and offering a picturesque natural outlook.



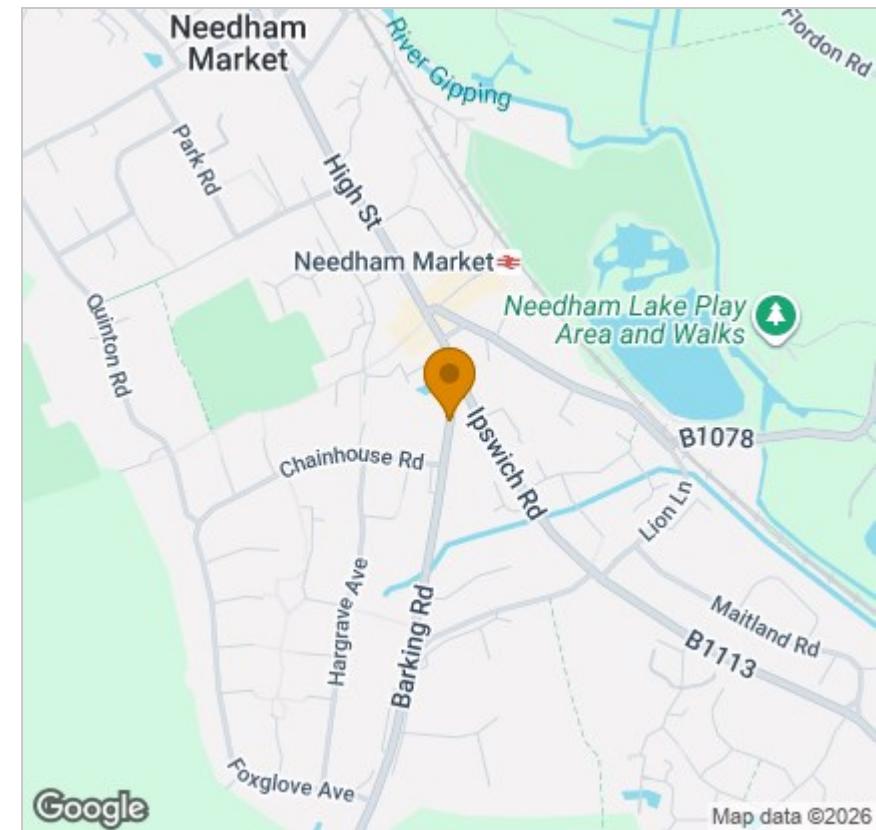
Floor Plan



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		81	49

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			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.