

*Upon the instructions of the Diocese of St Edmundsbury & Ipswich.  
A detached, three bedroom house located on a no-through  
road in the popular town of Needham Market.*



#### Guide Price

£345,000

Freehold

Ref: P7899/MC

#### Address

7 School Street  
Needham Market  
Suffolk  
IP6 8BB



Entrance hall, kitchen, dining room, sitting room, study/  
bedroom, shower room and cloakroom.  
Two double bedrooms and bathroom.  
Front and rear gardens.  
Off-road parking.

**No forward chain.**

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

*And at The London Office*  
40 St James' Place  
London SW1A 1NS

## Location

School Street is a popular residential street, located close to the town's historic High Street. Needham Market is a busy market town situated in the Gipping Valley and is conveniently located just east of the A14 and A140 trunk roads with easy access to the towns of Ipswich, Stowmarket and Bury St Edmunds and also Norwich to the north.

The town benefits from a good selection of shops, including a large Co-op, doctors, dentists, pubs and restaurants as well as Bosmere Primary School and a railway station providing trains to Ipswich and Cambridge.

The popular attraction, Needham Lakes, where there are some fabulous countryside and riverside walks as well as a visitor centre, play areas, picnic areas and a cafe, is within walking distance.

## Description

The front door provides access to the entrance hall from where double doors open into the sitting room. This is a dual aspect room overlooking the front garden and has a gas fireplace. The dining room has sliding doors opening onto the rear patio area and benefits from a useful storage cupboard and a door leading to the garage. The kitchen has windows overlooking the front garden and is fitted with a matching range of high and low-level wall units with inset stainless steel sink. It also benefits from an integrated four ring hob with extractor fan above and an electric oven. The study/bedroom three has windows overlooking the rear garden. The shower room comprises a built-in shower and extractor fan. The cloakroom comprises a WC, handwash basin and extractor fan.

Stairs rise to the first floor landing which provides access to the two double bedrooms that both have built-in cupboards. The bathroom has an obscured glazed window to the side and comprises a walk-in shower, WC, handwash basin and extractor fan.

## Outside

The property is approached from the road via a driveway which provides off-road parking for a number of vehicles. The front garden is mainly laid to lawn interspersed with a variety of trees and shrubs. The single garage has an up and over door and has power and light connections and a personnel door which opens to the dining room. To the right hand side of the property is a gate via which the rear garden can be accessed. The rear garden is mainly laid to lawn with an area of patio, and is fully enclosed by a brick wall and wooden fencing. To the rear there is a greenhouse and a summerhouse.











## 7 School Street, Needham Market

Approximate Gross Internal Area = 121.9 sq m / 1312 sq ft  
(Including Garage)

External Storage = 1.3 sq m / 14 sq ft

Total = 123.2 sq m / 1326 sq ft

= Reduced headroom below 1.5m / 5'0"

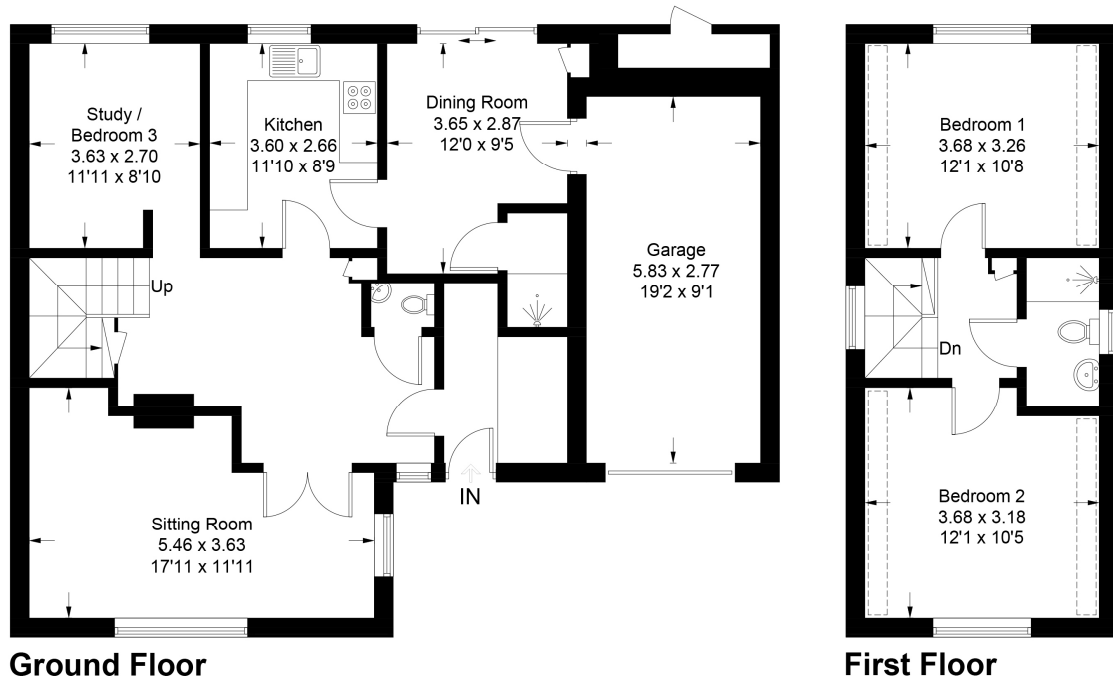


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295820)

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available from the agents upon request).

*Council Tax* Band C; £2,056.93 payable per annum 2026/2027

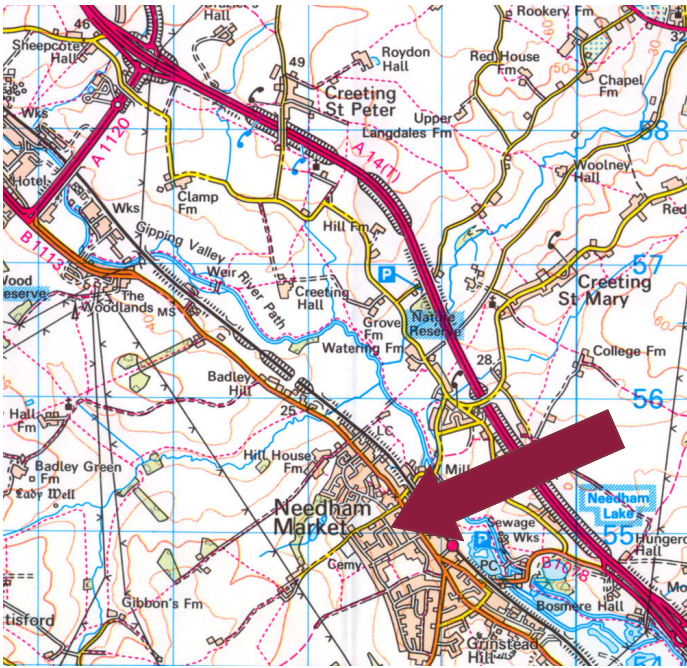
*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*April 2026*



## Directions

From the A140, proceed into Needham Market, taking the turning at Beacon Hill onto Kettle Lane. Continue along Kettle Lane, following the road onto Coddendam Road. Proceed along Coddendam Road and turn right at the junction. Continue into the town and turn right onto High Street. After a short distance, turn left onto The Causeway and then take the next left onto School Street. The property will be found a short way along on the left hand side.

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