



Bedford House | The Pightle | Needham Market | IP6 8AQ

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# Bedford House, The Pightle, Needham Market, Suffolk, IP6 8AQ

*“A spacious & stylishly presented four-bedroom family home located in a ‘tucked away’ position conveniently close to Needham’s High Street, offering flexible accommodation, private gardens, garage, gym/home office, off-road parking & no chain beyond.”*

## Description

A deceptively spacious four-bedroom detached family home occupying a delightful ‘tucked away’ position offering generous flexible family living.

The accommodation comprises: entrance hall, sitting room, garden room, games/entertainments room, dining room, study, ground floor bedroom, family bathroom, kitchen, first floor galleried landing, three further bedrooms, en-suite shower room to the master bedroom and shower room.

Bedford House is stylishly presented throughout and further benefits from a striking modern fitted kitchen, recently installed electric Velux windows, luxury bathroom suites, gas fired central heating, sealed unit double glazing, a large games/entertainments room which could also be used a home office or gym if preferred and delightful garden room.

Outside the property occupies a fabulous secluded position with two enclosed courtyard style gardens, off-road parking and garage.

## About the Area

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station. A range of events are held throughout the year, including street fairs and raft racing at Needham Lake which is a Conservation Area with a number of countryside walks.

The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

## Directions

Approaching Needham Market from the Stowmarket direction, turn left into The Pightle just after the butcher’s shop on the High Street and the property will be found shortly after on the left-hand side.

## The accommodation comprises:

### Canopy Entrance Porch

Part-glazed front door to:

### Entrance Hall

Radiator, stairs to first floor, door to kitchen and door to:

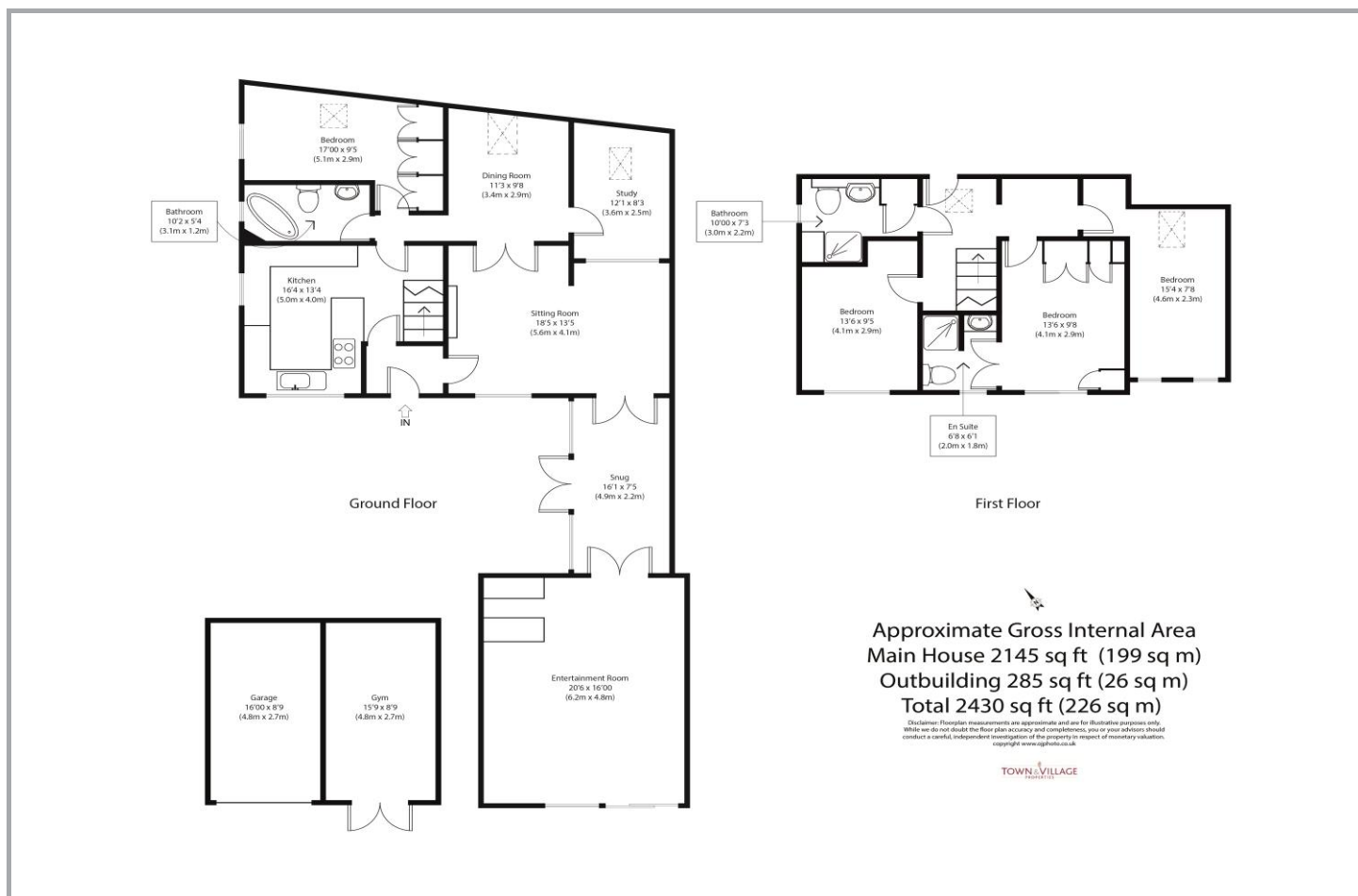
### Sitting Room Approx 18’5 x 13’5 (5.6mx 4.1m)

Window to front elevation, stain glazed internal window to study, coved ceiling, radiator, wall-lights, glazed double doors to dining room and glazed double doors opening to:

### Garden Room Approx 16’1 x 7’5 (4.9m x 2.2m)

French doors with windows to either side opening to the courtyard garden, vaulted ceiling, radiator, wall-lights and glazed double doors opening to:





**Games/Entertainments Room Approx 20'6 x 16' (6.2m x 4.8m)**

Sliding patio doors to front courtyard, coved ceiling, ceiling down-lighters and radiator.

**Dining Room Approx 11'3 x 9'8 (3.4m x 2.9m)**

Velux window to rear elevation, part-vaulted ceiling, radiator, wall-lights, door to bedroom, family bathroom and kitchen and door to:

**Study Approx 12'1 x 8'3 (3.6m x 2.5m)**

Velux window to rear, part-vaulted ceiling, stain glazed internal window to sitting room and cupboard housing fuse boxes.

**Bedroom Approx 17' x 9'5 (5.1m x 2.9m)**

Velux window to rear elevation, part-vaulted ceiling, window to side elevation and radiator.

**Family Bathroom**

Luxury fitted comprising claw and ball foot freestanding roll-top bath with freestanding mixer tap and separate hand-held shower attachment, low level flushing w.c, pedestal hand wash basin, fully tiled walls, heated towel ladder, ceiling down-lighters, floor lighting, frosted window to side elevation and extractor fan.

**Kitchen Approx 16'4 x 13'4 (5.0m x 4.0m)**

A modern fitted kitchen comprising butler sink unit with mixer tap over, work surfaces with base cupboards and soft-closing drawers under, eye-level units, integrated fridge freezer, built-in Zanussi double oven, built-in Zanussi Induction hob, fully tiled walls, ceiling down-lighters, space for washing machine and dishwasher and window to front and side elevations.

**First Floor Galleried Landing**

Access to loft, Velux window to rear elevation, eaves storage cupboard and doors to:

**Bedroom Approx 13'6 x 9'8 (4.1m x 2.9m)**

Window to front elevation, tall wall-mounted radiator, fitted wardrobes and double doors to:

**En-Suite Shower Room**

Fully tiled shower cubicle, counter mounted hand wash basin with storage under, low level flushing w.c with concealed cistern, fully tiled walls with embedded lighting, tiled flooring, heated towel ladder, extractor fan and frosted window to front elevation.

**Bedroom Approx 15'4 x 7'8 (4.6m x 2.3m)**

Two Velux windows to front elevation, Velux window to rear elevation and radiator.

**Shower Room**

Comprising built-in shower cubicle, vanity sink unit, low level flushing w.c with concealed cistern, wall-mounted heated towel ladder, fully tiled walls with embedded lighting and built-in towel storage, cupboard housing Ideal gas fired boiler, frosted window to side elevation, extractor fan and tiled flooring.

**Bedroom Approx 13'6 x 9'5 (4.1m x 2.9m)**

Window to front elevation, fitted wardrobes and tall wall-mounted radiator.

**Outside**

Bedford House occupies a private 'tucked away position accessed via newly fitted wrought iron gates. The gates open to an attractive block paved driveway/courtyard which provides access to the garage, gym/home office and games/entertainments room. From this courtyard a pedestrian gate opens to a delightful enclosed garden with pathway to the front door. The garden is beautifully maintained with an area laid to lawn with raised flower beds incorporating seating, further pretty flower and shrub borders and attractive patio which can be accessed via double doors from the garden room. Within the garden is outside courtesy lighting and outside power sockets.

**Gym/Home Office Approx 15'9 x 8'9 (4.8m x 2.7m)**

Power, light and French doors opening to front courtyard.



## Energy performance certificate (EPC)

Bedford House The Rightle Needham Market IPSWICH IP6 8AQ	Energy rating <b>D</b>	Valid until: 19 December 2028 Certificate number: 8508-7122-3059-4047-0996
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Property type	Detached house
Total floor area	140 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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