



15 Ipswich Road | Needham Market | Suffolk | IP6 8EQ

Guide Price: £440,000

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# 15 Ipswich Road, Needham Market, Suffolk, IP6 8EQ

*“A superbly presented three-bedroom semi-detached period cottage offering delightful characterful accommodation, attractive enclosed garden & off-road parking.”*

## Description

A charming and beautifully presented semi-detached period cottage conveniently located to Needham Market's High Street, rail station and everyday amenities.

The accommodation comprises: entrance hall, bathroom, dining room, sitting room, Aga kitchen/breakfast room, first floor landing, three bedrooms and family bathroom.

The property offers attractively presented characterful accommodation to include exposed timbers, open-studwork, exposed brickwork and feature brick fireplace with bressumer beam over to the sitting room. Further benefits include a welcoming Aga kitchen, recently refurbished first floor bathroom suite, gas fired central heating and double glazing.

## 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.

## The accommodation comprises:

Part-glazed door to:

### Entrance Hall

Stairs to first floor, radiator, Velux window, coat hanging space, radiator, wood-boarded flooring, and doors to:

### Bathroom

Comprising panel bath with mixer tap and separate hand-held shower attachment over, low-level flushing w.c, vanity sink unit, radiator, part-tiled walls, tiled flooring, exposed timbers, part-wood panel walls and frosted window to side elevation.

### Dining Room Approx 13'1 x 9'9 (3.9m x 3.0m)

Window to front elevation, wood boarded flooring, feature brick fireplace, wall-lights, under stair storage cupboard, exposed timbers, open studwork into kitchen and open studwork to:





Ground Floor

First Floor

Approximate Gross Internal Area  
1375 sq ft (128 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.northern.co.uk

TOWN VILLAGE

**Sitting Room Approx 16' x 13'5 (4.8m x 4.1m)**

Window to front elevation, exposed timbers, wall-lights, radiator, feature brick fireplace with bressumer beam over and inset log burning stove and wood boarded flooring.

**Aga Kitchen/Breakfast Room Approx 20'4 x 14'8 (6.2m x 4.5m)**

A welcoming and attractively fitted kitchen comprising butler sink unit with mixer tap over, tiled work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, space for washing machine and tumble dryer, built-in Neff four plate electric hob, Neff electric oven under and extractor fan over, breakfast bar, feature brick recess housing Aga with bressumer beam over, housing for gas fired boiler, brick flooring, two windows to rear elevation and window to side elevation, radiator, exposed timbers and stable style door to rear garden.

**First Floor Landing**

Exposed timbers, loft access, ceiling down-lighters and door to:

**Bedroom Approx 11'7 x 11'5 (3.5m x 3.5m)**

Window to rear elevation, radiator, two built-in cupboards.

**Family Bathroom**

Comprising free standing roll top bath with central mixer tap and separate hand-held shower attachment, pedestal hand wash basin, low-level flushing w.c, radiator/towel rail, fully tiled shower cubicle, wall-lights, frosted window to rear and side elevations. extractor fan, wood-effect flooring and part-wood panel walls.

**Bedroom Approx 14'3 x 13'7 (4.3m x 4.1m)**

Window to front elevation, radiator, two built-in cupboards, exposed brick chimney breast and exposed timbers.

**Bedroom Approx 13'2 x 10'5 (4.0m x 3.2m)**

Window to front elevation, radiator and exposed timbers.

**Outside**

To the front of the property, a shingle driveway provides off-road parking and a side pedestrian gate allows access into the rear garden.

The rear garden is enclosed and is mainly laid to lawn with well-stocked flower and shrub borders, a delightful patio providing a lovely space for alfresco dining and a further area laid to shingle provides an additional seating area. Within the garden is an outside tap, timber shed and storage unit.







## Energy performance certificate (EPC)

49 Nuthatch Close STOWMARKET IP14 5BF	Energy rating <b>C</b>	Valid until: 15 March 2033 Certificate number: 2500-0068-0522-8290-3773
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Property type	Top-floor flat
Total floor area	57 square metres

### Rules on letting this property

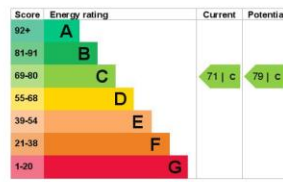
Properties can be let if they have an energy rating from A to E.

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 C. 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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