



79 High Street | Needham Market | Suffolk | IP6 8AN

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79 High Street, Needham Market, Suffolk, IP6 8AN

“A beautifully presented four bedroom Grade II Listed Town House occupying a prominent position on the High Street with delightful south facing rear gardens. A garage and off-road parking is available by separate negotiation.”

Description

A charming Grade II Listed four bedroom Town House situated in the heart of Needham Market and standing on the historic High Street.

Notable benefits include a wealth of period features, spacious and individual living accommodation arranged over three floors and attractive well-maintained south facing cottage gardens. The property is also offered with the opportunity to purchase off-road parking and a single garage located within Needham Market, but separate from the house itself, by separate negotiation.

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 in more detail comprises:

Front door to:

Reception Hall

Tiled flooring, exposed beams, stairs rising to the first floor, door to rear terrace and doors to:

Sitting Room Approx 16'9 x 12'9 (5.11m x 3.89m)

A grand and characterful room with box sash window to front aspect, secondary glazing, oak panelling, feature fireplace incorporating wood burning stove, brick hearth and brick surround, exposed beams and opening to ancillary area ideal for a variety of uses and also featuring exposed beams.

Drawing Room/Study Approx 29'2 x 10'4 (8.89m x 3.15m)

Ideal for a variety of uses and featuring box sash window to front aspect and further window to side, exposed timbers. Split-level room.

Kitchen/Breakfast Room Approx 21'2 x 8'9 (6.45m x 2.67m)

Fitted with a matching range of base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Space for oven and dishwasher, double aspect windows to the rear and side, open-studwork, linoleum flooring and exposed red brick chimney breast with feature fireplace. The kitchen also houses the gas fired boiler. Opening to:

Dining/Utility Room Approx 17'7 x 8'3 (5.36m x 2.51m)

Situated to the rear of the house and enjoying views of the south facing rear gardens, as well as benefiting from double aspect windows to the rear and side, personnel door opening onto the terrace, linoleum



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flooring, vaulted ceiling, fitted base units with wooden worktops over, fuse box and space for white goods. Further door to external service/storage area (located between 77 and 79 High Street).

Rear Hall

Sweeping from the reception hall and up a slight step, tiled flooring, window to side aspect and doors to:

Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled walls, tiled flooring, cloak hanging space, access to loft and window to side aspect.

Garden Room Approx 13'7 x 11'1 (4.14m x 3.38m)

Tiled flooring, two sets of French doors opening onto the terrace and enjoying attractive views of the rear gardens.

First Floor Landing

With oak flooring and exposed beams. The landing is separated into two distinct areas, the former surrounding the staircases from the ground floor and the second with window to side aspect and stairs rising to the second floor. Doors to:

Master Bedroom Approx 12'5 x 12'1 (3.78m x 3.68m)

Double room with picture rails, oak flooring, sash window to side aspect and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, heated towel rail, oak flooring, tiled walls, window to rear aspect and extractor fan.

Bedroom Two Approx 11'9 x 9'5 (3.58m x 2.87m)

Double room with window to front aspect and exposed beams.

Bedroom Three Approx 11'4 x 10'4 (3.45m x 3.15m)

Double room with window to front aspect, oak flooring and exposed beams.

Bedroom Four Approx 11'5 x 5'10 (3.48m x 1.78m)

Window to front aspect and exposed beams.

Family Bathroom

White suite comprising w.c, hand wash basin, panel bath with shower attachment, door to airing cupboard housing hot water cylinder, oak flooring, tiled walls and window to rear aspect.

Second Floor Attic Rooms Approx 10'6 x 8' (3.20m x 2.44m)

Ideal for a variety of uses and currently used as storage, this space is separated into two rooms, which are split-level and one of which houses the water tank and the other housing the fuse board and electric meters. Double aspect windows to the side and rear.

Outside

The property stands proudly on Needham Market's historic High Street and enjoys an imposing Georgian façade, which fronts a predominately timber framed construction.

To the rear are low maintenance, well-maintained south facing gardens with boundaries clearly defined by a mixture of an attractive brick wall and panel fencing. Interspersed throughout the plot are various established flower and shrub borders and a part-brick and part-timber storage shed.

Off-road parking is available to buy in addition, by separate negotiation, but is located elsewhere in Needham Market as opposed to adjacent to the property. This is situated still within the heart of Needham Market, but is accessed via private road and consists of a parking area with a single garage. Further details of this can be obtained from the agent.

Services

Mains water, drainage and electricity. Gas fired central heating.

Local Authority

Mid-Suffolk District Council

Council Tax Band – E

Agents Notes

We understand that the property is Grade II Listed and that the property is subject to a flying freehold, details of which can be obtained from the agent.



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Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk

Needham Market
and surrounding villages
01449 722003

Ipswich
and surrounding villages
01473 214420

Stowmarket
and surrounding villages
01449 722003

Debenham
and surrounding villages
01728 469308

London
Showroom
020 7409 8403