



3 Coddham Road | Needham Market | Suffolk | IP6 8AU

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3 Coddendam Road, Needham Market, Suffolk, IP6 8AU

“A charming Grade II Listed terraced cottage ideal for a first time buyer, second home purchaser or investors alike and situated in a conservation area with everyday amenities at hand.”

Description

A charming and beautifully presented Grade II Listed terraced cottage situated within a conservation area and just a stone's throw from Needham Market's historic High Street and local amenities.

Notable benefits include a generous bedroom with dressing area, attractive rear gardens and substantial home office/studio ideal for a variety of uses and benefiting from power and light.

Vendors' Statement

"Built in the 1600s, No. 3 Coddendam Road is a cosy mid-terraced cottage, small but with lots of storage. It has high quality fittings and fixtures e.g. handmade kitchen cupboards and the sink is a Franke sink. In the bathroom there is a bespoke stained glass skylight and the floor tiles are by Fired Earth. We have tried to fit out the house with lots of thought and love.

It is a 5 minute walk to the mainline station to London, Norwich, Bury St Edmunds and Cambridge, plus a short two mile drive to the A14, so extremely convenient for commuting.

Outside in the garden there are 'his and hers' sheds, one for large kitchen equipment and freezer and one for tools for DIY and garden. There is also a sun room, which is lovely in the Spring and Summer with a fish pond close by.

Very economical to run, the Stovax wood burner keeps the house very warm and a new Combi boiler was installed in 2019. The garden is well stocked with plants and bulbs that will take you through all the seasons. We've loved living here for the past 22 years."

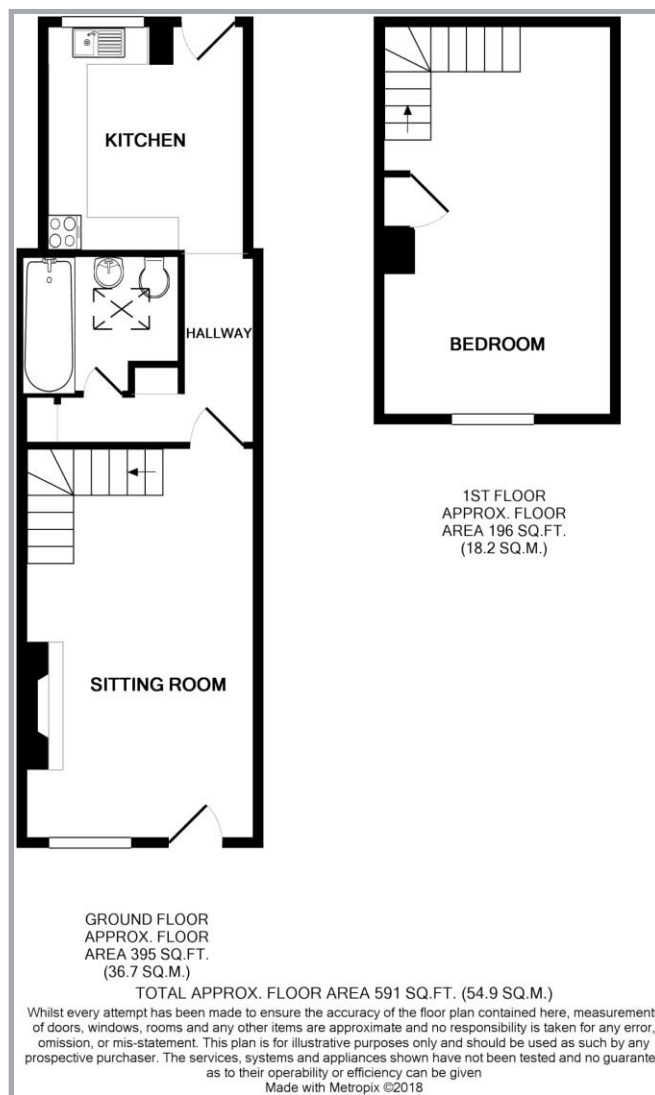
About the Area

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:

Sitting Room Approx 18'6 x 10'11 (5.51m x 3.08m)

Window to front aspect, exposed timbers, stairs to first floor, feature brick fireplace with inset wood burning stove and open to:

Rear Hall

Door to airing cupboard housing the gas-fired boiler, built-in storage cupboard, solid wood flooring, access to loft, door to bathroom and archway to:

Kitchen/Breakfast Room Approx 10'3 x 8'7 (2.95m x 2.65m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and mixer tap. Integrated appliances include four ring gas hob with double oven under and addition eye-level Bosch oven. Space for washing machine, tiled splashbacks, tiled flooring, skylight, window to rear aspect and part-glazed door to rear garden.

Bathroom

White suite comprising panelled bath with shower attached and shower screen, wash hand basin, w.c, partly tiled wall, partly wood panelled walls, tiled flooring, heated towel ladder, high-level window to rear hall and built-in storage shelving.

First Floor Bedroom Approx 17'1 x 9'5 (5.21m x 2.89m)

Double room incorporating a dressing area with window to front and rear aspect, exposed timbers, open storage cupboard and access to loft.

Outside

The rear garden is attractively landscaped with a combination of well-stocked borders, pathways, gravelled areas, a raised fish pond and delightful seating areas. At the foot of the garden is a substantial office/studio building ideal for a variety of uses and benefiting from power and light. The boundaries are predominately defined by panel fencing and there is also an outside tap and useful timber storage shed.

Agents Notes

We understand from our client, as is typical with this style of period property, that there is a pedestrian right of way across the rear.

Local Authority

Mid Suffolk District Council

Council Tax Band – A

Services

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



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