



High Street
Needham Market IP6 8DQ
£310,000 Freehold

MaxwellBrown

Independent Property Agents

Set in the heart of the historic small market town of Needham Market and forming part of the picturesque high street this grade 2 listed house, originally part of an open hall house dates from the 15th century. The property boasts features throughout several historic eras with spacious 2 reception, 3 bedroom accommodation along with walled garden, garage and parking space. The property would benefit from a degree of updating but offers excellent potential.



Part Glazed door to:

Entrance Hall:

Oak parquet flooring, radiator, exposed ovolo moulded beam, built-in cupboard, doors to:

Lounge:

An elegant room featuring moulded coving, picture & dado rails, attractive fireplace currently fitted with remote controlled gas coal effect stove, ornate arched recess, oak block flooring, window to front, 2 radiators, large built-in storage cupboard door to:

Inner hall:

Staircase to first floor, window to side, 2 large walk-in store cupboards, door to:

Sitting/dining room:

Attractive marble fireplace with adjacent built-in pine dresser and arched alcove with shelves. Antique pine panelling to dado level, exposed ceiling beams including very rare Dragon beam, large sash window overlooking garden to rear, radiator and door to:

Kitchen:

Fitted with bespoke solid pine units, ceramic Butler sink and drainer, cupboards and drawers, eye level units, inset ceiling spot lighting, tiled open fireplace, radiator, window and door to rear.

Utility/store:

Fitted worktop with inset stainless steel sink unit, plumbing for washing machine, shelving, power and light.

Outside WC:

White low flushing wc, light.

First Floor: Landing.

Window to side, built-in shelved double cupboard, doors to:

Bedroom 1:

Window to front overlooking church, radiator.

Bedroom 3:

Built-in corner wardrobe, radiator, window to rear.

Bedroom 2:

Large sash window to rear overlooking the garden, radiator, expose pale redbrick inglenook fireplace with impressive oak bressummer,

Bathroom:

Fitted with white suite comprising panelled bath, tiled shower cubicle with Mira sport shower, curtain & rail, Low level WC, vanity unit with wash basin and cupboard below. Built-in airing cupboard with hot water tank. Wall mounted Glowworm gas fired boiler supplying hot water and central heating, vinyl flooring, radiator, access to loft, window to rear.

Outside.

To the rear of the property there is a good sized walled garden mainly laid to lawn with paved patio areas. Gate to shingled area have right of access to the timber garage 16'5 x 13' with double doors to front, shingle parking space and access to the road via driftway. Attached to the rear of the garage is a garden room , also of timber construction with water, power and 2x Velux windows. This could potentially be used as a studio or work from home space with improvement.

Services:

It is understood from the vendor that all main services are connected to the property.

Council Tax Band D. Mid Suffolk District council

Broadband availability:

Maximum download speeds available

Standard 16 Mbps

Superfast 80 Mbps

Ultrafast 1000Mbps

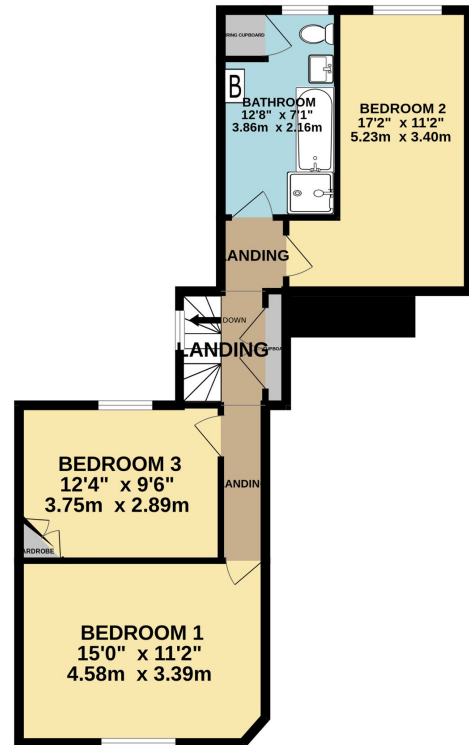
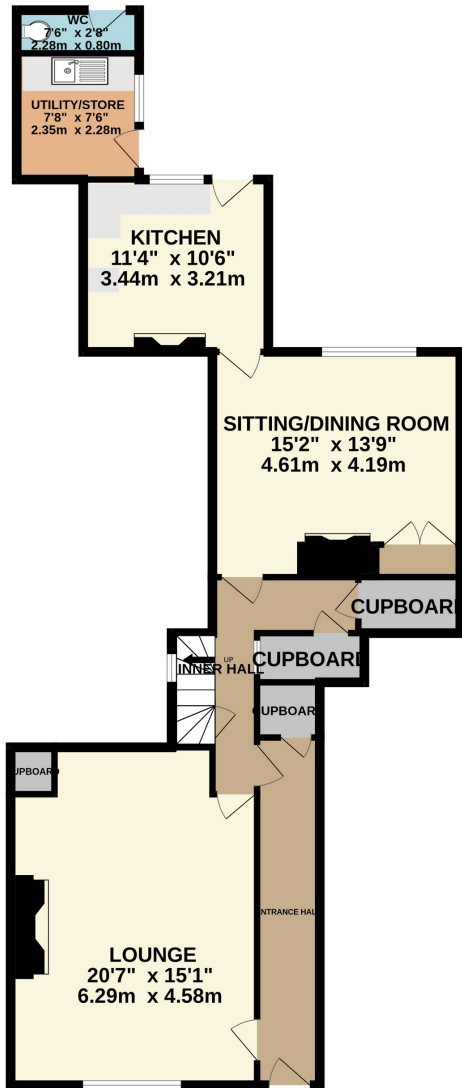
Networks in area Trooli, Openreach

Information from Ofcom



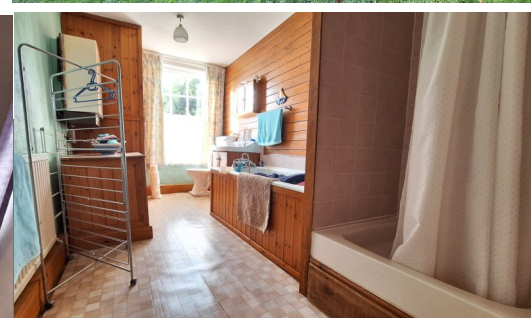
GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

