



**3 Fox Maltings**  
**Needham Market, Suffolk**

DAVID  
BURR



# 3 Fox Maltings, High Street, Needham Market, Suffolk, IP6 8AP

Needham Market is a desirable small town situated in the heart of Mid Suffolk. There is a good selection of everyday amenities together with independent shops, public houses and primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant. Needham Lake is a Conservation Area with a number of countryside walks. There is a train station with connecting services to mainline rail services at Ipswich or Stowmarket to London Liverpool Street, Cambridge and Norwich. 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.

A wonderful two bedroom former maltings conversion occupying a secluded position centrally in Needham Market. The mews style property benefits from double glazing, gas central heating and a wealth of exposed timber beams and brick feature fireplace. The accommodation is arranged over two floors including a part vaulted living room with mezzanine gallery above and further benefits from an allocated parking space.

## A superb former maltings tucked away off the High Street and close to all amenities on offer.

The property is accessed from a community entrance hall with door to the property.

**ENTRANCE HALLWAY:** Leading directly into the open plan living/dining room.

**LIVING/DINING ROOM:** 28'10 x 19'3 (8.79m x 5.87m). A generous open plan space defined into two separate areas with stairs to first floor. Wealth of exposed supporting timber beams and studwork. Feature brick fireplace with inset cast iron Victorian style fire. Three Velux windows to rear aspect and window to front aspect. Part vaulted ceiling with mezzanine gallery above. Two radiators. Ceiling spotlights. Engineered wood flooring. TV point.

**KITCHEN:** 9'7 x 8'3 (2.92m x 2.51m). Leading off from the living/dining room and featuring a range of white fronted base and wall units. Worktops with inset stainless-steel 1½ bowl single drainer sink unit and mixer tap. Tiled splashbacks. Washing machine and Kenwood five ring stainless steel gas cooker range. Ceiling spotlights.

### First floor

**LANDING:** With access hatch to loft. Doors to bedrooms and bathroom.

**BEDROOM 1:** 13'6 x 9'7 (4.11m x 2.92m). A good size double bedroom with mezzanine gallery overlooking the living room. Exposed ceiling timbers and supporting beam. Radiator. Built-in storage cupboard. Ceiling downlights. Further door to bedroom 2 which can also be accessed direct from the landing.

**BEDROOM 2:** 9'10 x 8' (3.00m x 2.44m). Window to front aspect. Built-in triple wardrobe. Exposed timbers. Ceiling downlights and radiator.

**BATHROOM:** Side panelled bath with shower attachment over, pedestal wash hand basin and W.C. Part tiled walls. Vinyl floor covering. Cupboard housing the gas central heating boiler. Exposed wall timbers. Chrome towel radiator. Ceiling downlights.

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## Outside

To the rear of the property is a private courtyard with allocated parking for one vehicle.

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy.

One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

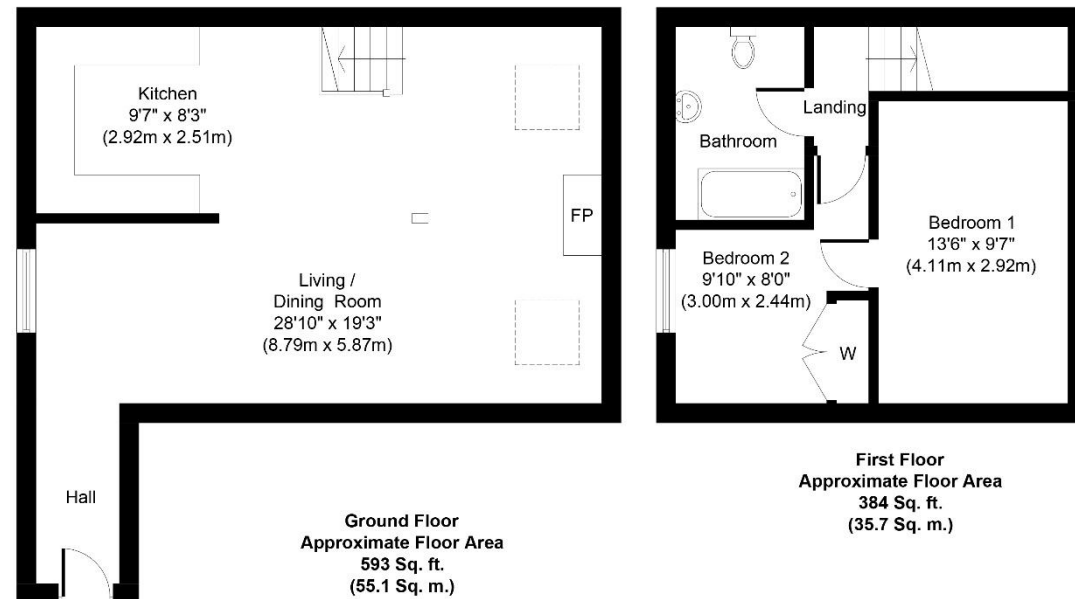
**LOCAL AUTHORITY:** Mid Suffolk District Council.

**EPC RATING:** C

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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