



95 High Street | Needham Market | Suffolk | IP6 8DQ

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PROPERTIES

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95 High Street, Needham Market, Suffolk, IP6 8DQ

“A spacious & well-presented Grade II Listed, characterful town house with private & enclosed south-facing gardens & being conveniently close to everyday amenities.”

Description

An exciting opportunity to acquire a spacious and characterful town house believed to date from 1460 offering a wealth of period features including exposed timbers, original oak flooring and open fireplace. The property stands proudly on Needham Market's historic High Street and benefits from private and enclosed south-facing rear gardens.

The accommodation, offered in excellent condition and arranged over three floors, has been significantly improved as well as well-maintained by the current owners.

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:

Entrance Hall

With exposed timbers, cloak hanging space, tiled flooring and door to:

Sitting Room Approx 20'6 x 15'9 (6.2m x 4.8m)

Impressive and generous space with window to front aspect with secondary glazing, feature inset with fireplace on a brick hearth, attractive and exposed timbers, door leading to staircase and additional doors to:

Dining Room Approx 14'2 x 12' (4.3m x 3.6m)

Window to rear aspect boasting delightful views of the rear gardens, exposed beams, tiled flooring, door to under stair cupboard, opening to kitchen and door to:

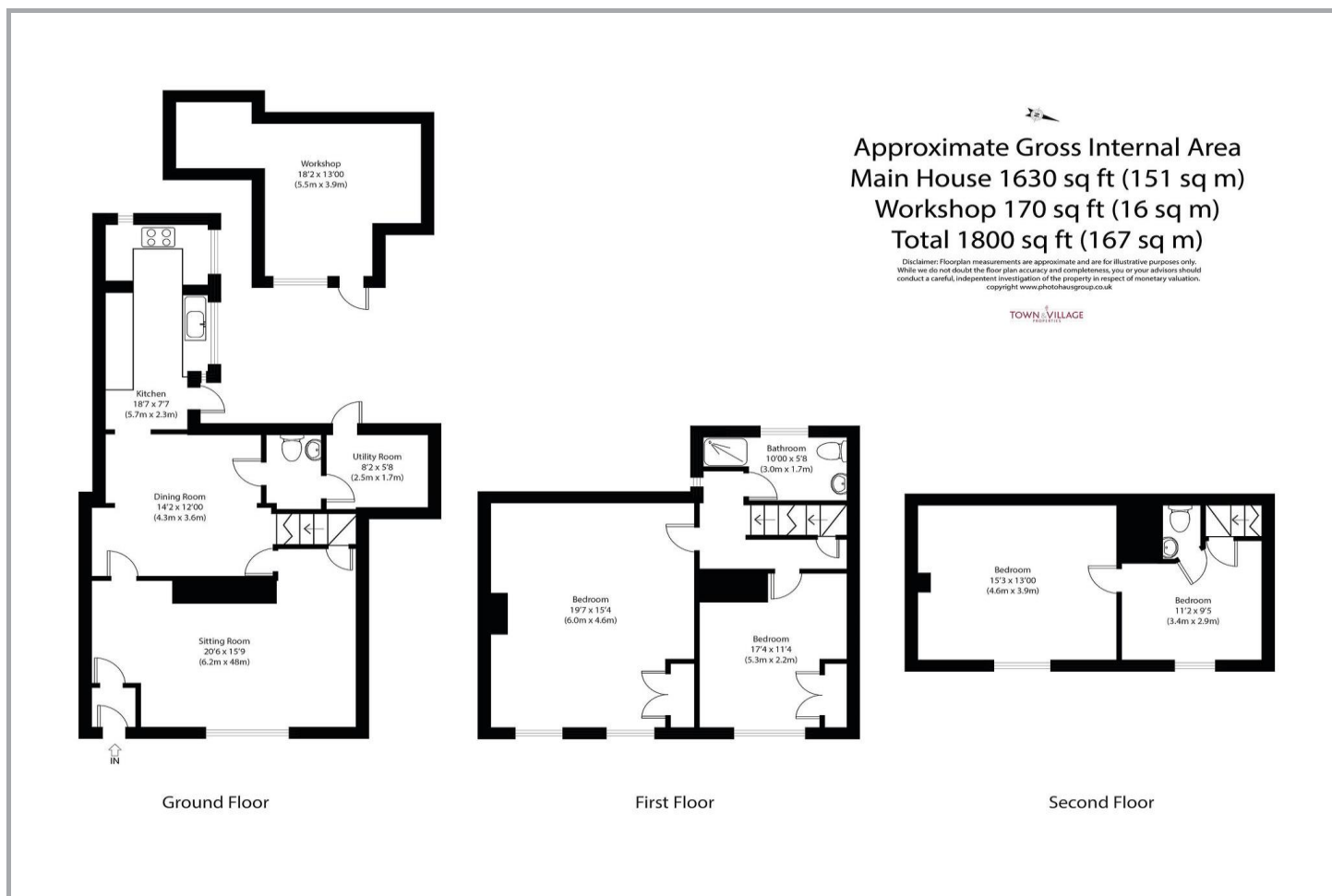
Cloakroom

White suite comprising w.c, hand wash basin with storage under, tiled flooring and door to:

Boot/Utility Room Approx 8'2 x 5'8 (2.5m x 1.7m)

With personnel door to rear opening into the garden, tiled flooring, extensive built-in shelving and space for white goods. This room is ideal for a variety of uses but also works well for the keen gardener coming back to the property straight from the garden but also gives convenient access to the w.c.





Kitchen Approx 18'7 x 7'7 (5.7m x 2.3m)

Well-appointed and recently refitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Hotpoint dishwasher and Belling range style cooker. Space for fridge/freezer. Double aspect windows to the side and rear as well as personnel stable door to garden and oil-fired boiler.

First Floor Landing

Housing the fuse board and electric meters, window to side aspect, exposed timbers and doors to:

Master Bedroom Suite Approx 19'7 x 15'4 (6.0m x 4.6m)

Magnificent and proportionate space with exposed timbers, double aspect windows to the front and rear with secondary glazing, window seat with storage under and oak floor boards. Please note this room forms the flying freehold over the driveway of 93 High Street.

Bedroom Two Approx 17'4 x 11'4 (5.3m x 2.2m)

Double room with extensive built-in wardrobes, window to front aspect with secondary glazing and exposed timbers.

Shower Room

Refurbished by the current owner and comprising white suite with w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, window to rear aspect and extractor.

Oak staircase to:

Bedroom Three Approx 15'3 x 13' (4.6m x 3.9m)

The initial room upon entering the second floor from the staircase is a double room with exposed timbers and window to front aspect with secondary glazing and latch door to:

Second Floor Cloakroom

White suite with Saniflo w.c and hand wash basin.

Bedroom Four Approx 11'2 x 9'5 (3.4m x 2.9m)

Double room with under eaves storage, window to front aspect with secondary glazing and exposed timbers.

Outside

This attractive property stands proudly on Needham Market's historic High Street just a stone's throw from the town's wide range of amenities and is set slightly back from the road behind a pretty cobbled frontage.

To the rear are pretty and well-maintained cottage gardens, enjoying a predominately south-facing aspect with boundaries defined by red brick walls for the most part. Interspersed through the grounds are a variety of established flower and shrub borders and incorporates a Koi pond as well as sun terrace. Also incorporated within the plot is a potting shed/workshop.

Local Authority – Mid Suffolk District Council

Council Tax Band – D

Services

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

Agents Notes

- We understand that the property is Grade II Listed.
- We understand that the property is subject to a flying freehold, further details of which can be found by contacting the agent.
- There is a right of way through number 93 High Street for the delivery of domestic fuel.



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