



The Willows | 8 Barking Road | Needham Market | IP6 8EN

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

  
TOWN & VILLAGE  
PROPERTIES

To find out more or arrange a viewing, please contact Boxford on 01787 704200, Needham Market on 01449 722003 or visit [www.townandvillageproperties.co.uk](http://www.townandvillageproperties.co.uk)



# The Willows, 8 Barking Road, Needham Market, Suffolk, IP6 8EN

*“A well-presented and spacious four bedroom detached family house, located in a convenient position for everyday amenities, with off-road parking, garage, well-maintained gardens & offered with no onward chain.”*

## Description

A spacious and well-presented four bedroom detached family house, located in a convenient position just a stone's throw from Needham Market town centre and its wide range of amenities.

Other notable features include off-road parking for two vehicles as well as single garage, conservatory and the benefit of being offered to the market with no onward chain.

## 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

Welcoming, light and airy entrance with stairs rising to the first floor, frosted window to side aspect and doors to:

### Sitting Room Approx 17'11 x 13'4 (5.46m x 4.07m)

Window to front aspect as well as sliding door to conservatory. Feature gas coal-effect fireplace with brick surround and wooden mantel over. Archway to:

### Dining Room Approx 11'1 x 9'7 (3.38m x 2.92m)

Window to rear aspect, serving hatch through to utility room and door back through to entrance hall.

### Conservatory Approx 13'4 x 11' (4.07m x 3.36m)

A more recent addition to the property with triple aspect windows as well as French doors to the rear opening onto the terrace, and constructed on a brick plinth. Tiled flooring.

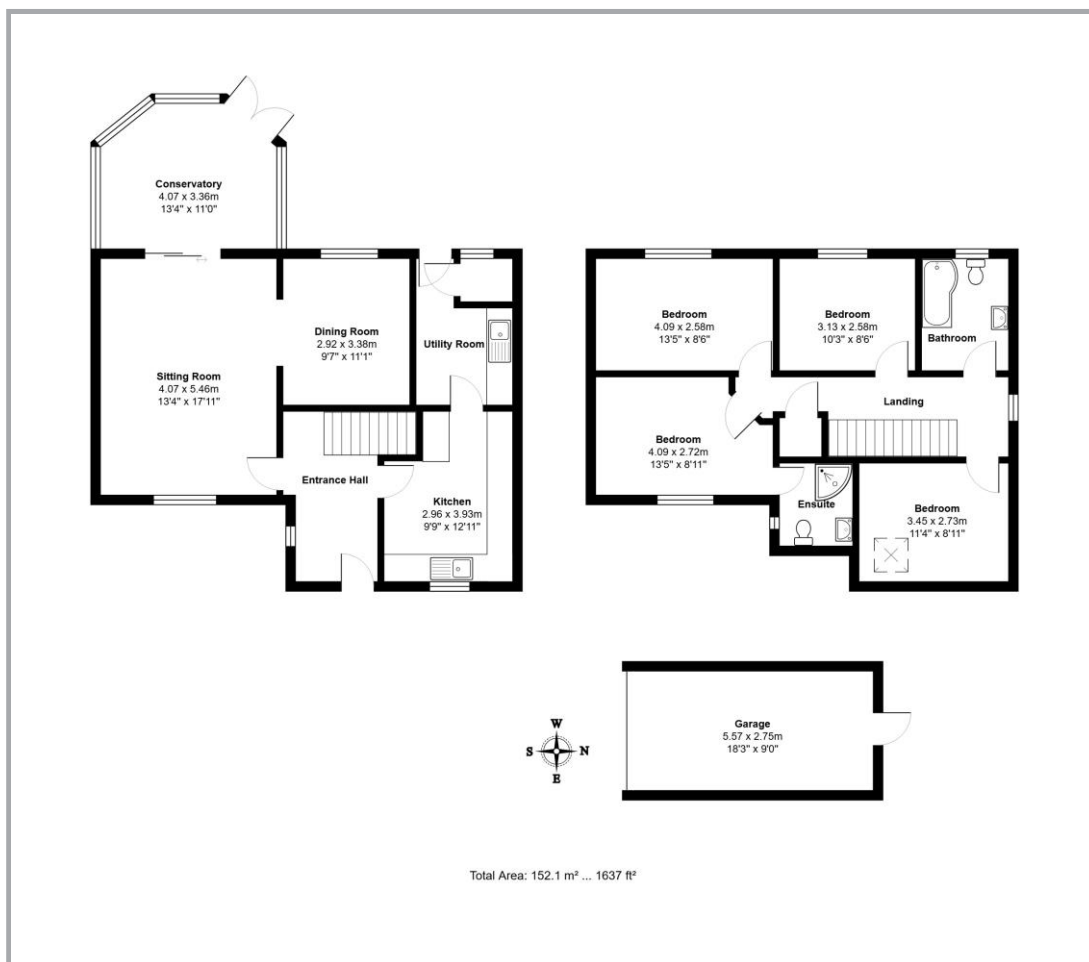
### Kitchen Approx 12'11 x 9'9 (3.93m x 2.96m)

Fitted 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 four ring halogen hob with extractor over and Bosch oven and grill. Space for fridge and dishwasher, tiled splashbacks, spotlights, window to front aspect and also incorporating a breakfast bar. Door to:

### Utility Room

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space





for white goods, serving hatch back through to dining room, personnel door to rear opening onto the terrace and door to:

#### Cloakroom

White suite comprising w.c, hand wash basin, heated towel rail, partly tiled walls, frosted window to rear aspect and Worcester gas-fired boiler.

#### First Floor Landing

With access to loft, window to side aspect, door to airing cupboard housing the hot water cylinder and doors to:

#### Master Bedroom Approx 13'5 x 8'11 (4.09m x 2.72m)

Double room with window to front aspect, extensive built-in wardrobe and door to:

#### En-Suite Shower

White suite comprising w.c, hand wash basin, heated towel rail, corner tiled shower cubicle, tiled walls and frosted window to side aspect.

#### Bedroom Two Approx 13'5 x 8'6 (4.09m x 2.58m)

Double room with window to rear aspect.

#### Bedroom Three Approx 10'3 x 8'6 (3.13m x 2.58m)

Double room with window to rear aspect.

#### Bedroom Four Approx 11'4 x 8'11 (3.45m x 2.73m)

Single room with skylight.

#### Family Bathroom

White suite comprising w.c, hand wash basin, P-shaped bath with shower attachment, partly tiled walls, heated towel rail and frosted window to rear aspect.

#### Outside

The Willows is set well back from the road and is conveniently placed for Needham Market town centre. The property is accessed via a shared gravelled entrance way, which in turn leads to private off-road parking for two vehicles as well as access to the single garage. The

garage is fitted with an electric up and over door, power and light connected and personnel door to rear. A predominately lawned frontage incorporates a pathway leading to both the front door as well as side gate, opening to again predominately lawned wraparound gardens with a terrace abutting the rear of the property with boundaries defined by panel fencing for the most part. The grounds are interspersed with established and well-maintained flower and shrub borders and on the whole the property offers a great deal of privacy, backing onto mature woodland.

#### Local Authority

Mid Suffolk District Council

#### Council Tax Band – E

#### Services

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

#### Agents Note

Please note, that of the four garages accessed via the shared entrance way, the garage attached to this property is the one at the front right position as you look at the house from the road.







### Energy performance certificate (EPC)

8, Barking Road Needham Market IPSWICH IP6 8EN	Energy rating <b>E</b>	Valid until: 8 February 2026
		Certificate number: 0149-0079-7242-4926-2980

Property type Detached house

Total floor area 143 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be B.

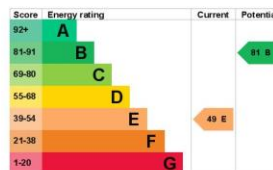
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0149-0079-7242-4926-2980?print=true>

1/4



#### Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Registered address:  
Unit 81, Claydon Business Park  
Great Blakenham  
Ipswich  
England  
IP6 0NL

Needham Market: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)  
Boxford: [boxford@townandvillageproperties.co.uk](mailto:boxford@townandvillageproperties.co.uk)