



Palmer & Partners



High Street, Needham Market,
Ipswich, Suffolk, IP6 8AN
Guide Price £425,000 to £450,000

Palmer & Partners

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- No Onward Chain
- Grade II Listed
- Semi-Detached House
- Accommodation Over Three Floors
- Four Bedrooms
- Four Reception Rooms
- Bathroom, Wet Room & En-Suite
- Beautiful Enclosed South-Facing Rear Garden
- Full of Character Features Throughout



Palmer & Partners are delighted to present to the market this delightful four-bedroom semi-detached house, with accommodation arranged over three floors including a spacious attic room, and is located on Needham Market High Street. This Grade II listed property dates back to 1500's, is deceptively spacious inside, and is absolutely bursting with original period features including exposed beams and studwork, original brick fireplaces, etc. There is a beautiful south-facing enclosed rear garden which is a great place to enjoy alfresco dining, and the property is being sold with no onward chain.

Needham Market is popular town in Mid Suffolk situated between the towns of Ipswich and Bury St Edmunds with the East Anglia Main Line railway running

through the town providing trains to Ipswich and Cambridge. Needham Market offers all the usual amenities such as shops, including a new large Co-op; doctors; dentists; pubs and restaurants; together with Bosmere Primary School. The town lies in the Gipping valley and the River Gipping flows through it. The whole High Street is designated a Conservation Area. In Needham Market you will find the fantastic Needham Lake where there are some fabulous countryside and riverside walks. Walking along the River Gipping, you pass woodlands, lakes and wildflower meadows and you can marvel at the historic bridges, locks and watermills. Needham Lake is popular with families, fishermen and model boat enthusiasts and is also a haven for wildlife.

Vendor's statement:

After 23 very happy years in our beautiful house bringing up our children and grandchildren, the time has come to downsize and enjoy our retirement. We have improved and maintained our home whilst retaining its special historic character. We have loved sitting in our secluded walled garden watching the birds, bees and other wildlife including frogs and newts in the pond. It has been incredibly convenient having so many local services and amenities on our doorstep including shops, pubs, cafes, schools, public transport and Needham Lake. We have enjoyed the hustle and bustle of the high street and the friendly community spirit.

Reception Hall: Door opening onto the rear terrace, tiled floor, exposed beams,

two radiators, stairs to the first floor, doors to the sitting room and living / dining room, and doorways to the kitchen / dining room and rear hallway.

Sitting Room: 17' x 13' (5.18m x 3.96m) Sash window to the front aspect with secondary glazing, wood burning stove set within a brick fireplace with brick hearth and surround, oak panelling, exposed beams, and opening to an ancillary area ideal for a variety of uses and also has exposed beams.

Living / Dining Room: 29'7" x 10'8" (9.02m x 3.25m) A split-level room with sash window to the front aspect with secondary glazing, radiator, and exposed timbers, studwork and exposed brickwork.

Kitchen / Breakfast Room: 21'4" x 9'2" (6.5m x 2.8m) Base level units with work surfaces over incorporating a sink and drainer, pine corner cupboard, space for



a cooker and dishwasher, exposed studwork, exposed chimneybreast with brick fireplace, dual aspect windows to the rear and side, and doorway through to:

Dining / Utility Room: 17'8" x 7'11" (5.38m x 2.41m) Window overlooking the rear garden, double-glazed door opening onto the rear terrace, vaulted ceiling, base level units with wood work surfaces over, space for appliances, and door to an external storage area (located between numbers 77 and 79).

Rear Hallway: Window to the side aspect, tiled floor, and doors to the shower room and garden room.

Wet Room: Wall-mounted shower, low-level WC, pedestal hand wash basin, tiled walls and floor, loft access, and window to the side aspect.

Garden Room: 13' x 10'1" (3.96m x 3.07m)

Two sets of double-glazed French doors opening onto the rear terrace, tiled floor, and radiator.

First Floor Landing: The landing has an oak floor and exposed beams and is split into two areas: the main part surrounding the staircase from the ground floor with doors to bedrooms three and four and the family bathroom; the second with window to the side aspect, doors to bedrooms one and two, and stairs to the attic room.

Bedroom One: 12'1" x 12'1" (3.68m x 3.68m) A double bedroom with sash window to the side aspect, picture rails, radiator, and door through to:

En-Suite Shower Room: A stylish three-piece suite comprising shower enclosure, low-level WC and hand wash basin; heated towel rail, oak floor, tiled walls,



extractor fan, and window to the rear aspect.

Bedroom Two: 11'2" x 10'3" (3.4m x 3.12m) A double bedroom with sash window to the front aspect with secondary glazing, exposed beams, oak floor, and radiator.

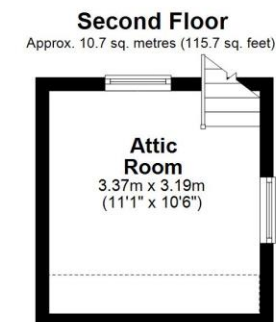
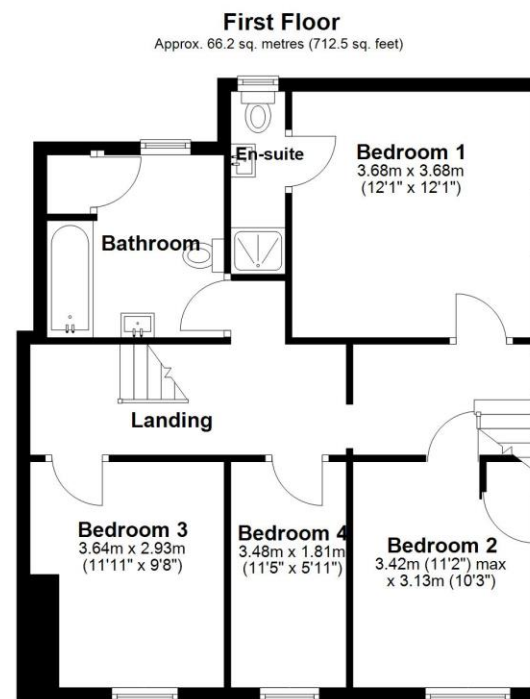
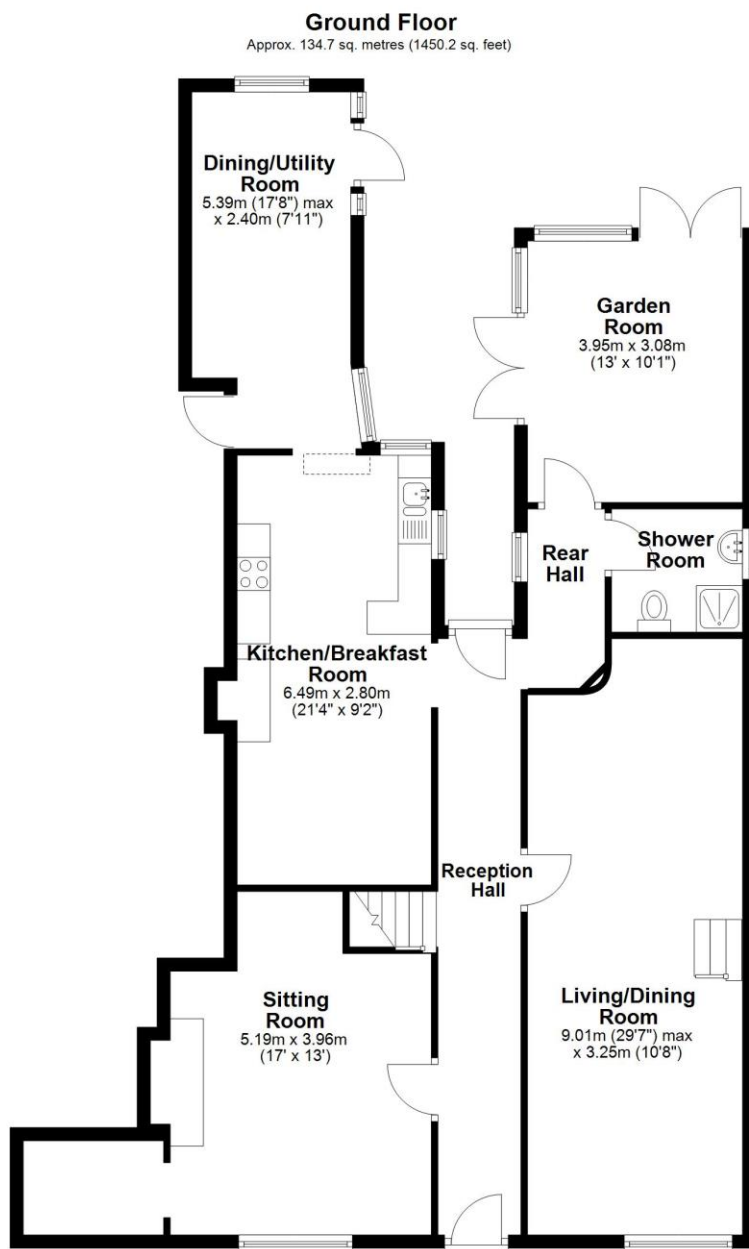
Bedroom Three: 11'11" x 9'8" (3.63m x 2.95m) A double bedroom with sash window to the front aspect with secondary glazing, exposed beams, and radiator.

Bedroom Four: 11'5" x 5'11" (3.48m x 1.8m) A single bedroom with window to the front aspect, exposed beams, and radiator.

Family Bathroom: A three-piece suite comprising bath with shower attachment and folding shower screen, low-level WC and pedestal hand wash basin; airing cupboard housing the hot water cylinder, oak floor, tiled walls, radiator, and window to the rear aspect.

Attic Room: 11'1" x 10'6" (3.38m x 3.2m) A versatile room which could be used for a number of purposes. There are dual aspect windows to the rear and side, and cupboard housing the fuse board and electric meters.

Outside – Rear: The attractive and exceptionally private south-facing garden is enclosed by brick wall and panel fencing and well-stocked with an abundance of established flowers and shrubs, there is a feature pond and a brick/timber shed. The garden is the perfect spot for alfresco dining and enjoying watching the wildlife.



Total area: approx. 211.7 sq. metres (2278.5 sq. feet)
79 High Street, Needham Market

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 3 Bathroom, 4 Reception,
EPC Rating: EPC Exempt - Grade II Listed
Council Tax Band: E



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