

EH

EXQUISITE
HOME





HANDSOME FAMILY HOME

This detached family home near the centre of historic Needham Market benefits from off street parking, a modern kitchen, three reception rooms, a cloakroom, four bedrooms and two bathrooms.

The kitchen was remodelled five years ago and is designed in an attractive Shaker-style configuration. Built in the mid-Eighties, the house is a handsome, versatile property located on a quiet close within easy walking distance of the High Street. The single garage has enough room to park one car and there is further space for another car in front of it. Further spaces are available to the left of the property. The front door opens into the welcoming wooden floored hall with a smart, contemporary cloakroom leading off it. The open plan lounge and dining room are filled with light, benefit from wooden floors and attractive decoration. The lounge is dual aspect, with an electric fire and a bay window with a deep windowsill. The dining room has a pretty wallpapered feature wall and both rooms are spacious and flexible enough to accommodate any family configuration. The third reception room is a smart conservatory looking out over the back garden. The layout flows beautifully and works well for family gatherings, entertaining and Christmas.

The elegant kitchen, replaced five years ago, has a dishwasher, double integrated electric oven, four ring gas hob, ceramic Belfast sink and Shaker-style wooden cabinets. The original serving hatch to the dining room is still in place. Efficiently laid out and compact, it is the keen cook's dream.





SPACIOUS FIRST FLOOR

The staircase rises from the welcoming hallway to a good sized landing, framed with white painted open work balustrades. Leading off it are four bedrooms and the family bathroom. The principal bedroom has spacious fitted wardrobes and an elegant en suite shower room with storage. The second and third bedrooms are both good sized doubles, perfect for children or for guests, and the fourth bedroom, slightly smaller, is currently being used as a home office. It would function equally well as a nursery, play room or hobby room. The three piece family bathroom has a bath with overhead shower, heated towel rail and a neutral decorative palette. The airing cupboard is accessed from the landing. The loft, fully insulated with power, and nearly completely boarded out has a ladder with pull-down rope. Presently used for storage, if desired, and with the correct planning permission in place, it may be possible to convert it into a fifth bedroom.



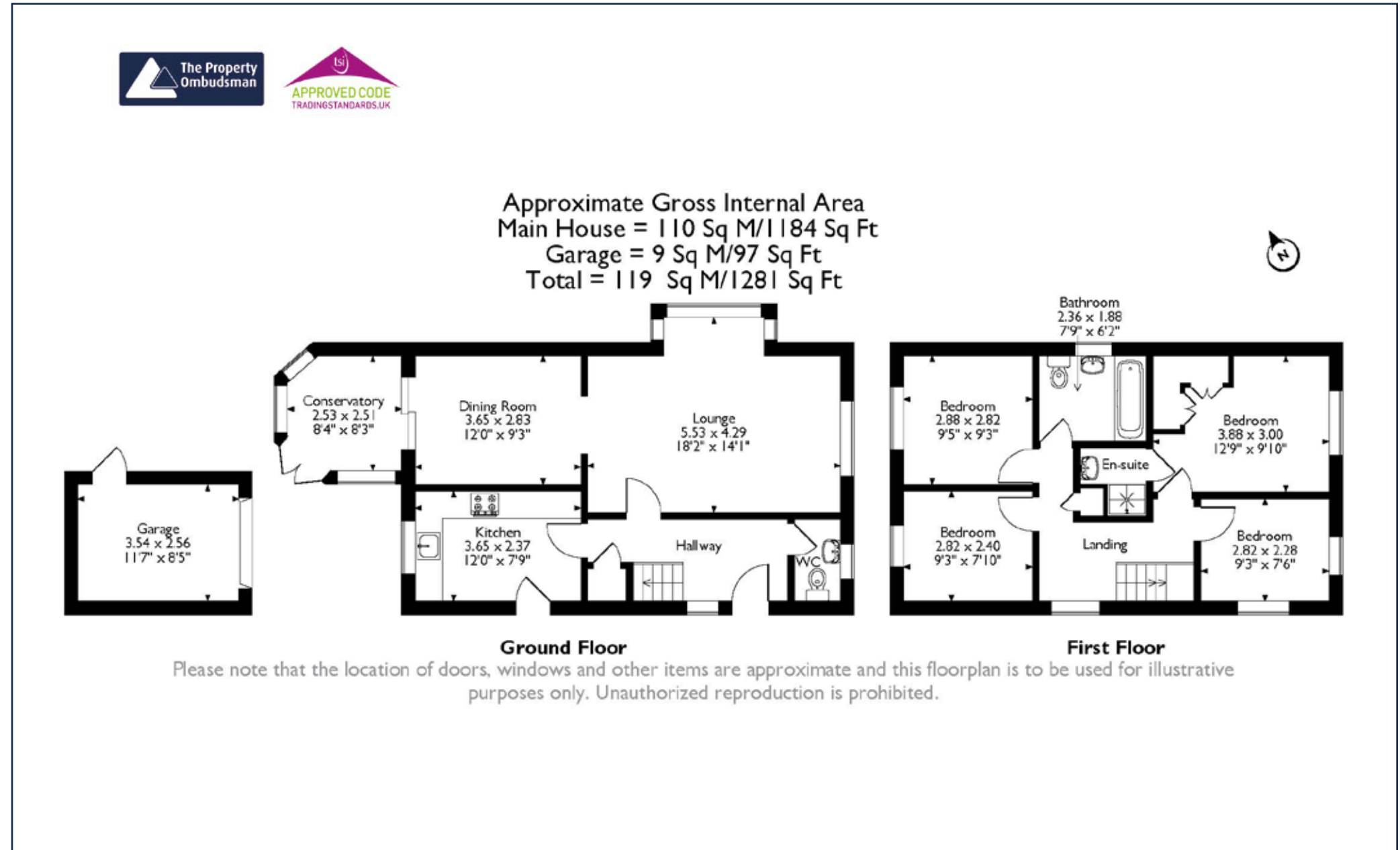
LOCATION

The sunny south facing back garden is large enough for drinks parties, barbecues and informal entertaining but also relatively low maintenance. Mainly laid to lawn, it has a path and attractive planting, with a fruitful apple and plum tree and a sycamore. In addition, there is a greenhouse, perfect for the green-fingered, and a shed with power. It can be accessed via the side gate, conservatory, kitchen door and garage door. There is also a useful garden tap beneath the kitchen window.

Needham Market itself is a much sought-after location. It has excellent transport links, with trains running straight into London Liverpool Street from the station and the A14 looping around it to the east. This makes it ideal for commuters who can be in London in just under ninety minutes. It is also perfect for families since there are several primary and secondary schools nearby, the lake with its ducks and family-friendly walks, Alder Carr Farm close by and plenty of pubs, restaurants, a veterinary practice, pharmacy and doctor's surgery, plus shops. The High Street is in a conservation area and nearly all of the properties along it are listed.

Just a two minute walk from the property is a park with a duck pond, much used by dog walkers and young families. Stowmarket is ten minutes away by car and lovely Bury St Edmunds just eighteen miles to the northwest.

With a spacious, versatile interior, off street parking, a pretty garden and within a short walk of the High Street and Needham Market's amenities, this handsome house is simply full of potential.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent.



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