



**Station Yard, Needham Market, Ipswich, IP6 8AS**

**welcome to**

## **Station Yard, Needham Market Ipswich**

A very well-presented Victorian house with a contemporary extension to the side, standing in an excellent central location in Needham Market and offered for sale chain free. Call us now to book your viewing.

### **Station Yard**

Upon entering the cottage, you are greeted by a cosy living room, where the original open fireplace serves as the heart of the home. The decoration is in pastel colours with wooden plank effect laminate flooring. Adjacent to the living room is the well-appointed and recently refitted kitchen diner, featuring an integrated fridge-freezer and a Bosch oven with an induction hob and extractor hood. An under-sink water softener operates automatically for the whole house. There is an understairs cupboard for additional cool storage.

A small lobby leads to a ground floor bathroom equipped with a four-piece suite of bath, separate shower, and toilet and washbasin set in a range of built-in storage cupboards. Wall cupboards provide further storage together with a concealed shaver socket. The bathroom is illuminated with LED downlighters.

The first floor has 2 bedrooms. Bedroom one features a Victorian fireplace, which adds real character to the room. The flue is clean, capped and vented. From bedroom two at the rear of the cottage, stairs lead to the second floor bedroom number three. This light and airy room is well served by 2 conventional windows and a large Velux roof light, and could provide a very pleasant office for home working. There are large storage cupboards under the eaves along one wall.

Outside, there is a courtyard garden, fully enclosed by panel fencing and brick walls for privacy, with a side gate giving access to Needham Lake. The courtyard is a mixture of paved and gravelled areas, offering a secluded space for outdoor seating and alfresco dining, with gentle outdoor lighting. There are two brick-built outbuildings. One is equipped with power and is plumbed currently for a washing machine and accommodates a chest freezer. The other acts as a log store for the open fire.

### **Needham Market**

Needham Market is a charming and historic town that exudes quintessential English charm. With a rich history, scenic landscapes, and a close-knit community, this town offers much to explore and appreciate. The architecture in Needham Market is a testament to its past, with many buildings showcasing beautiful examples of Tudor and Georgian styles.

The Suffolk countryside surrounding Needham Market is lush and picturesque, offering numerous opportunities for outdoor activities. The River Gipping runs through the town, providing a scenic backdrop for leisurely walks and picnics. Nearby, Needham Lake is a popular spot for families, birdwatchers, and walkers, with its tranquil waters and abundant wildlife.

Needham Market boasts a warm and welcoming community. The town hosts a variety of events throughout the year, including local markets, fairs, and cultural festivals, which bring residents and visitors together. The town also has a strong sense of community spirit, with local organisations and clubs offering activities and support for people of all ages.

Conveniently located, Needham Market benefits from easy access to larger towns and cities. The town has its own train station, with regular services connecting it to Ipswich, Bury St Edmunds, and London. This makes it an ideal location for those who appreciate the tranquillity of a small town but require access to urban amenities.



## Accommodation



### Living Room

Double glazed window to front, original open fireplace now with a log basket, broadband access point, radiator, power sockets on 3 walls and wood plank effect laminate flooring.

### Kitchen / Diner

Double glazed window and door to rear, recently re-fitted with a range of base units and wall units with LED lights under, roll top work surfaces and under counter water softener, one and a half sink with drainer and mixer tap. Bosch induction hob and under counter oven with grill and extractor over, integrated 60/40 fridge-freezer, part tiled, radiator, carpeted stairs to first floor, under stairs cupboard, vinyl flooring.

### Bathroom

Frosted double glazed window to side, fitted with a suite of panelled bath with mixer taps and hand shower, electric power shower cubicle, WC and vanity wash basin with mixer taps set in a range of built in cupboards with a roll top half-depth counter, wall mounted storage units with a concealed shaver socket, ceiling mounted LED downlights, part tiled walls, radiator/heated towel rail and vinyl flooring.

### Landing

Carpet flooring with doors to:

### Bedroom One

Double glazed window to front, original Victorian feature fireplace, radiator, carpeted flooring, ceiling light.

### Bedroom Two

Double glazed window to rear overlooking courtyard, airing cupboard with wall mounted gas boiler, radiator, carpeted flooring, ceiling light, door and carpeted stairs to Bedroom Three.

### Bedroom Three

Double glazed windows to side and rear, Velux window in front roof, carpeted flooring, under eaves storage cupboards, radiator, ceiling light.

### Outside

#### Courtyard Garden

Immediately to the rear and accessed from the kitchen is a courtyard garden with panelled fencing and brick walls. There are 2 brick and tile roofed outbuildings. One is equipped with power and is plumbed currently for a washing machine and accommodates a chest freezer; it also has additional storage space with shelves and steel racking. The other acts as a log store for the open fire. The area is paved immediately outside the kitchen and in front of the outbuildings. A further area is paved to provide a seating and alfresco dining space; the remaining courtyard is gravelled over a ground membrane. Four outside lights provide gentle illumination, and a side gate allows easy access to Needham Lake.

### Parking

Parking is available without restriction in Station Yard.



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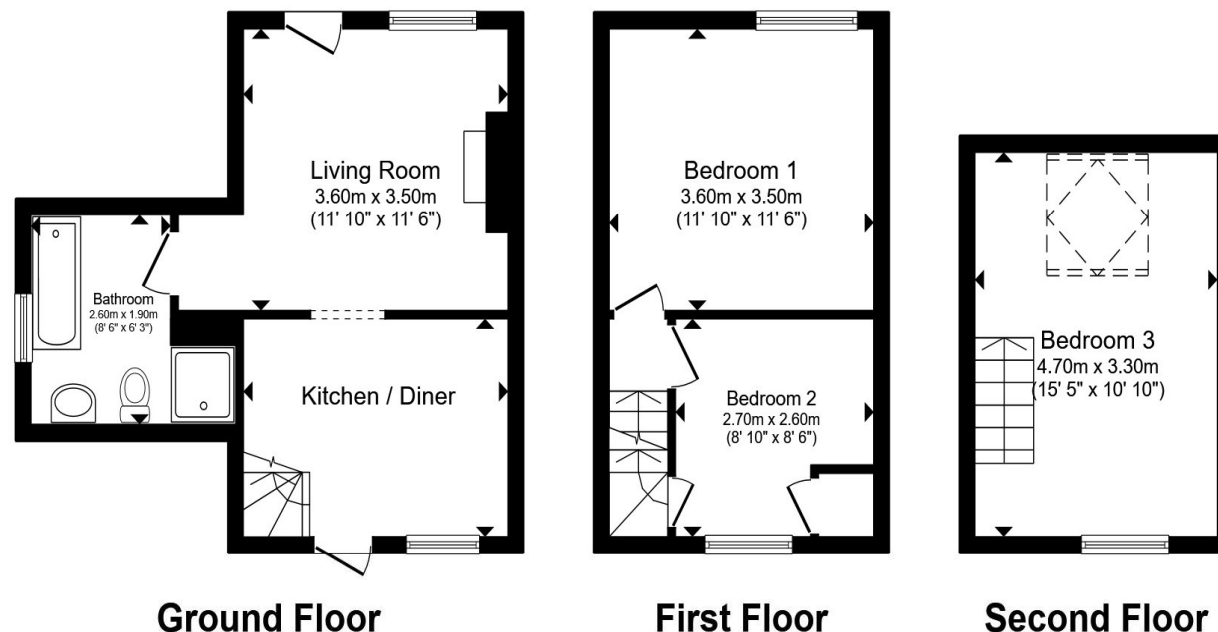
## Station Yard, Needham Market Ipswich

- Chain Free
- 3-Bed 3-Storey Victorian Cottage
- Recently Refitted Kitchen
- Bathroom with Four Piece Suite
- Double Glazed Windows & Doors Throughout with Gas Central Heating

Tenure: Freehold EPC Rating: F

Council Tax Band: B

**£230,000**



Total floor area 68.6 m<sup>2</sup> (739 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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