

Rock Estates

Barking Road

Needham Market, Ipswich, IP6 8ET

Guide price £220,000

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A beautifully maintained, move-in-ready two double bedroom home tucked away in a quiet position within the popular market town of Needham Market. Benefiting from private front and rear gardens, an upgraded garage/workshop and exceptional energy efficiency, this property is an ideal first-time purchase or hassle-free downsize.

Approached via a private front garden, the property opens into a welcoming entrance porch providing useful cloaks storage, leading through to the inner hall. The generous open-plan living and dining room forms the heart of the home, offering ample space for relaxing and entertaining, with large windows and a glazed door providing direct access and views across the gardens. The adjacent kitchen is thoughtfully arranged with generous worktop space and a built-in pantry cupboard.

On the first floor, a bright landing leads to two genuine double bedrooms, both providing plenty of space for freestanding wardrobes. The well-appointed four-piece bathroom includes a full-sized bath and modern walk-in waterfall shower, finished with stylish contemporary flooring.

The enclosed rear garden enjoys excellent privacy, laid primarily to lawn with a paved seating area ideal for outdoor dining. To the rear, the detached single garage has been significantly upgraded with a replacement door, new structural lintel, refreshed pointing, full internal lighting and multiple double sockets, creating a versatile workshop, home gym or secure parking. Further practical touches include weatherproof external power sockets and outdoor water access.

The home has been comprehensively upgraded for low-cost, future-proof living. A modern air source heat pump, high-performance radiators and 300mm loft insulation provide reliable warmth with exceptionally low running costs, currently averaging approximately £60 per month in total electricity on a smart tariff.



















- Two genuine double bedrooms in a quiet, sought-after Needham Market setting
- Full air source heat pump heating system installed July 2025 with new radiators throughout — gas removed
- Exceptional running costs of approximately £60/month total electricity on Octopus smart tariff
- 300mm loft insulation with partial boarding, plus cavity wall insulation to porch area
- Substantially upgraded garage with power and lighting — ideal workshop, gym, or secure parking
- Contemporary four-piece family bathroom featuring a modern waterfall shower
- Private, enclosed rear garden with direct access to the garage
- Under-stairs cupboard fitted with electrical power — suitable for utility use including tumble dryer
- Weatherproof external double sockets to front and rear elevations, with prepared water access to front garden
- Walking distance to local shops, amenities, and Needham Market mainline railway station







Lobby
8'6" x 2'0" (2.60 x 0.63)

Entrance Hall
6'1" x 5'0" (1.86 x 1.54)

Lounge
13'10" x 10'1" (4.24 x 3.08)

Kitchen
10'3" x 9'0" (3.13 x 2.75)

Dining Room
10'2" x 7'9" (3.10 x 2.38)

Master Bedroom
13'10" x 10'5" max (4.23 x 3.19 max)

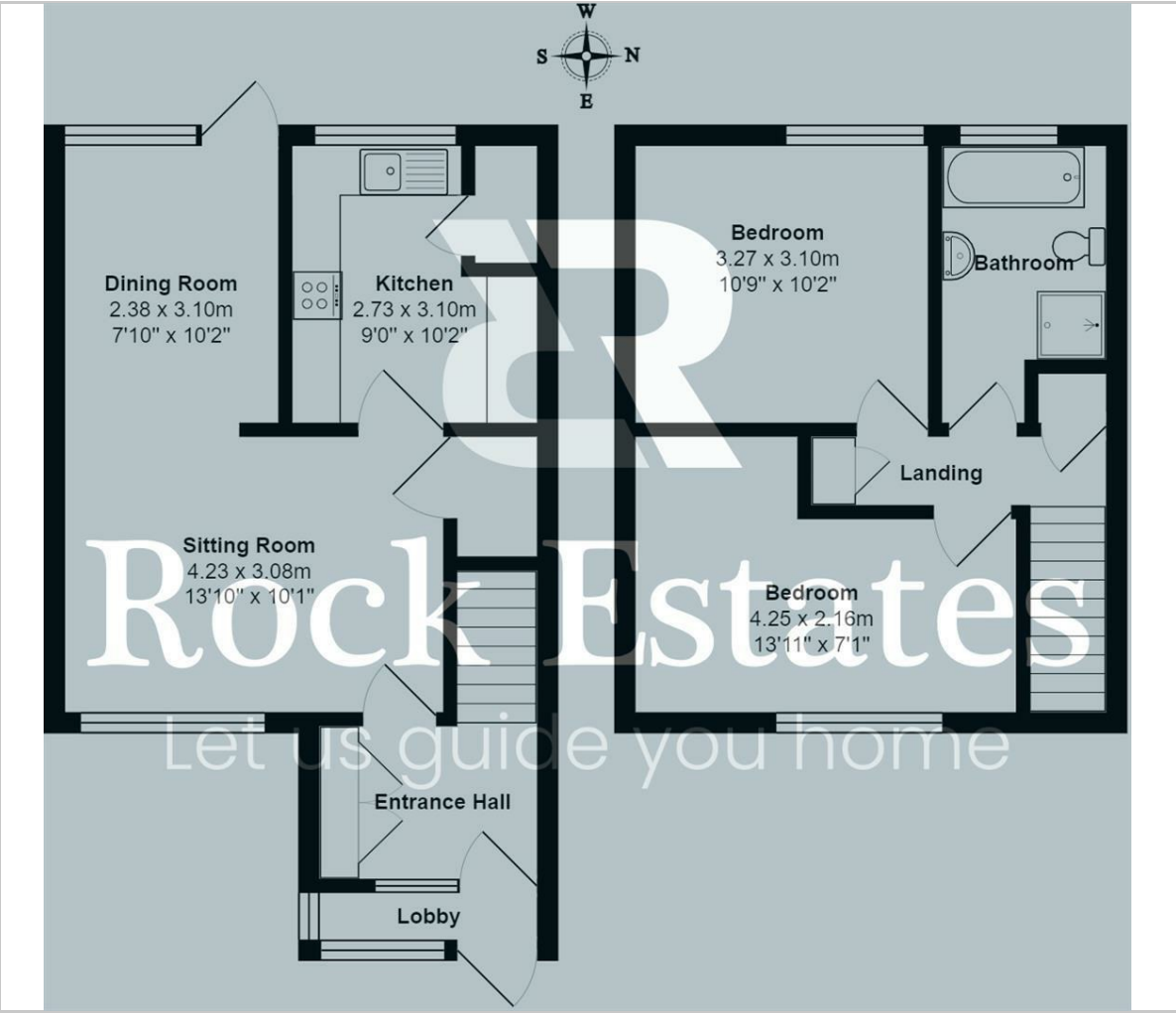
Bedroom Two
10'9" x 10'1" (3.28 x 3.08)

Family Bathroom
8'2" x 6'0" (2.51 x 1.83)

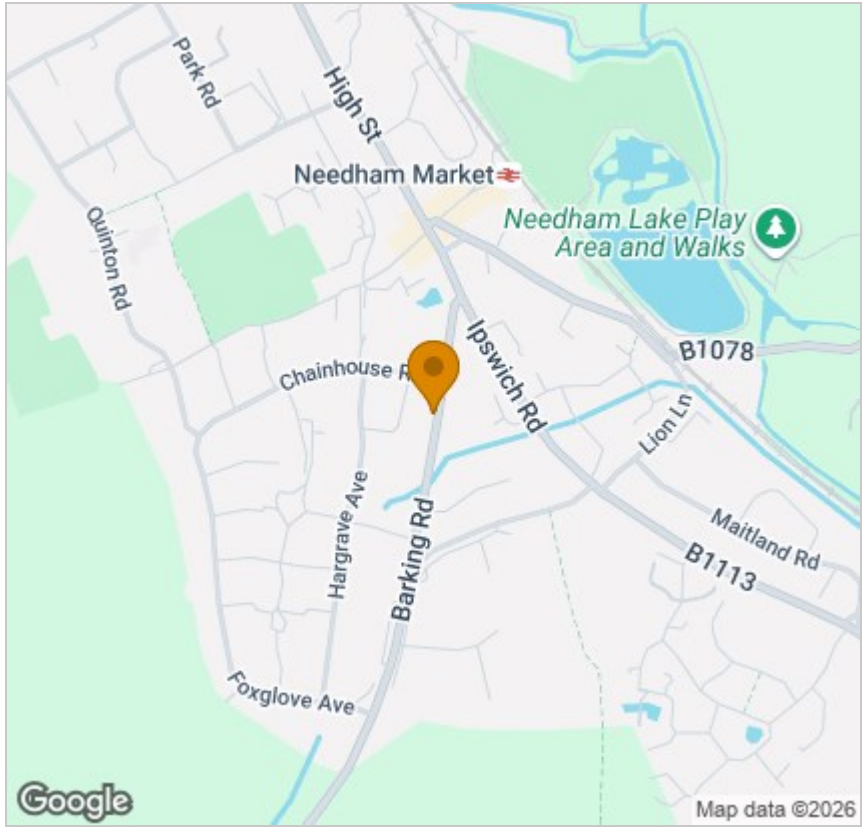
Front & Rear Garden

Garage

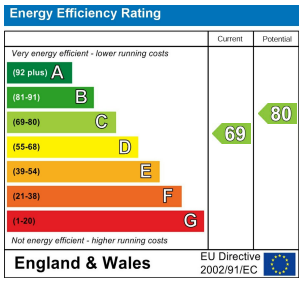
Floor Plan

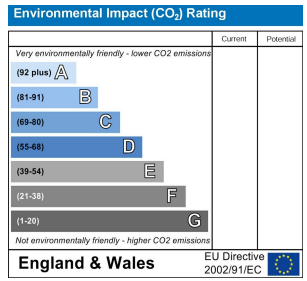


Area Map



Energy Efficiency Graph





Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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