



Rock Estates

13
Freehold Road
Needham Market

Freehold Road
Needham Market, IP6 8DU
Guide price £220,000



Freehold Road

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- Character Filled Property
- Kitchen with Integrated Appliances
- Two Bedrooms
- Two Gardens
- Very Well Presented Throughout
- Living Room with Log Burning Stove
- Cosy Dining Area
- First Floor Bathroom
- Timber Framed Cabin with Power & Light Connected
- Popular Needham Market Location

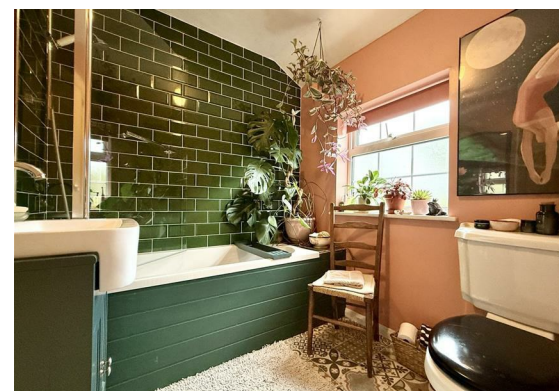
Located within the popular Suffolk town of Needham Market, this charming terraced cottage beautifully combines character and modern living. Thoughtfully presented throughout, it offers inviting living spaces and delightful outdoor areas, making it an ideal home for first-time buyers, professionals, or those seeking a peaceful retreat with excellent local amenities close by.

The property is accessed by a private footpath providing a degree of privacy and security. Upon entering the property the cosy living room is full of warmth and charm, featuring a log-burning stove that creates a perfect space to unwind. The kitchen is well-equipped with a range of fitted units, integrated appliances, and a generous pantry cupboard offering excellent storage. This opens into a functional dining area, complete with a built-in bench with storage beneath, whilst overlooking the rear garden. Upstairs, there are two bedrooms and a contemporary bathroom featuring a three-piece suite finished to a high standard, providing a calm and modern space.

Externally, the property enjoys the rare benefit of two private gardens. The first is a petite courtyard-style garden, enclosed with timber fencing and featuring a patio and lawn area, and is the perfect spot for your morning coffee or evening relaxation. Beyond this lies the second, larger garden, predominantly laid to lawn and bordered by mature trees and flowers. A timber cabin, fitted with power and lighting, provides a versatile addition and is ideal for use as a home office or creative workspace.

Situated in the heart of Needham Market, the property benefits from a wealth of local amenities all within walking distance including independent shops & cafés. The town's railway station provides excellent transport links to Ipswich and Stowmarket, while the A14 offers swift road access further afield. Surrounded by picturesque Suffolk countryside Needham Market is a wonderful & sought after town to set roots down in and call home.





Front

Tucked at the end of a no through road, the cottage is approached via a private footpath. A low maintenance front garden with shingle area and traditional red square tiles lead up to the vibrant pink front door.

Entrance Hall

Tiled floor. Stairs to the first floor. Door to:

Living Room

12'0" x 11'0" (3.67 x 3.36)

Double glazed window to front. Fireplace with inset log burning stove. Coving. Radiator. Opening to:

Kitchen

11'1" x 8'4" (3.39 x 2.55)

Double glazed window to rear. Range of floor mounted cupboards and drawers. Integrated oven. Inset gas hob with extractor hood over. Integrated fridge/freezer. Inset stainless steel sink with mixer tap over. Part tiled walls. Shelving. Coving. Kardean oak effect flooring. Under stairs pantry cupboard. Opening to:

Dining Area

7'0" x 5'10" (2.14 x 1.79)

Double glazed window to rear. Part glazed stable door opening to rear garden. Built in seating bench with storage space. Kardean oak effect flooring. Radiator.

Landing

Doors to:

Bedroom One

10'3" x 11'10" (3.14 x 3.62)

Double glazed window to front. Built in cupboard. Feature fireplace. Radiator.

Bedroom Two

7'2" x 7'6" (2.20 x 2.29)

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Panelled bath with shower attachment over. Vanity unit with inset ceramic sink and storage below. Low level W.C. Part tiled walls. Radiator.

Rear Garden

This delightful cottage benefits from not one but two outdoor spaces. With a fully enclosed small cottage style garden accessed directly from the property it offers a small patio area and is also partly laid to lawn. It is the perfect spot to enjoy small al-fresco gatherings or a secure outside space for pets to explore. The larger second garden is located a few steps away and is predominantly laid to lawn with a small pond, and an abundance of mature trees, flowers and bushes. The larger rear garden also benefits from a timber framed cabin with power and light connected,



GROUND FLOOR

1ST FLOOR

DINING AREA

KITCHEN

CUPBOARD

LIVING ROOM

ENTRANCE HALL

BATHROOM

BEDROOM 2

LANDING

DOWN

BEDROOM 1

CUPBOARD

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While every attempt has been made to ensure the accuracy of the floorplans completed from measurements of these electronic plans and any other data are appropriate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, location and dimensions shown here and been verified and the planning application or planning permission has been given.

Made with AutoCAD 2013

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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Energy Efficiency Rating

Rating	Running Costs
A	£2 plus
B	(£1-£1)
C	(£0-£0)
D	(£5-£8)
E	(£39-£4)
F	(£21-£38)
G	(£1-£20)

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	CO ₂ Emissions
A	(£2 plus)
B	(£1-£1)
C	(£9-£2)
D	(£5-£8)
E	(£39-£4)
F	(£21-£38)
G	(£1-£20)

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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