



Rock Estates



Chainhouse Road,
Needham Market, IP6 8EP

Guide price £325,000



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Needham Market, IP6 8EP**

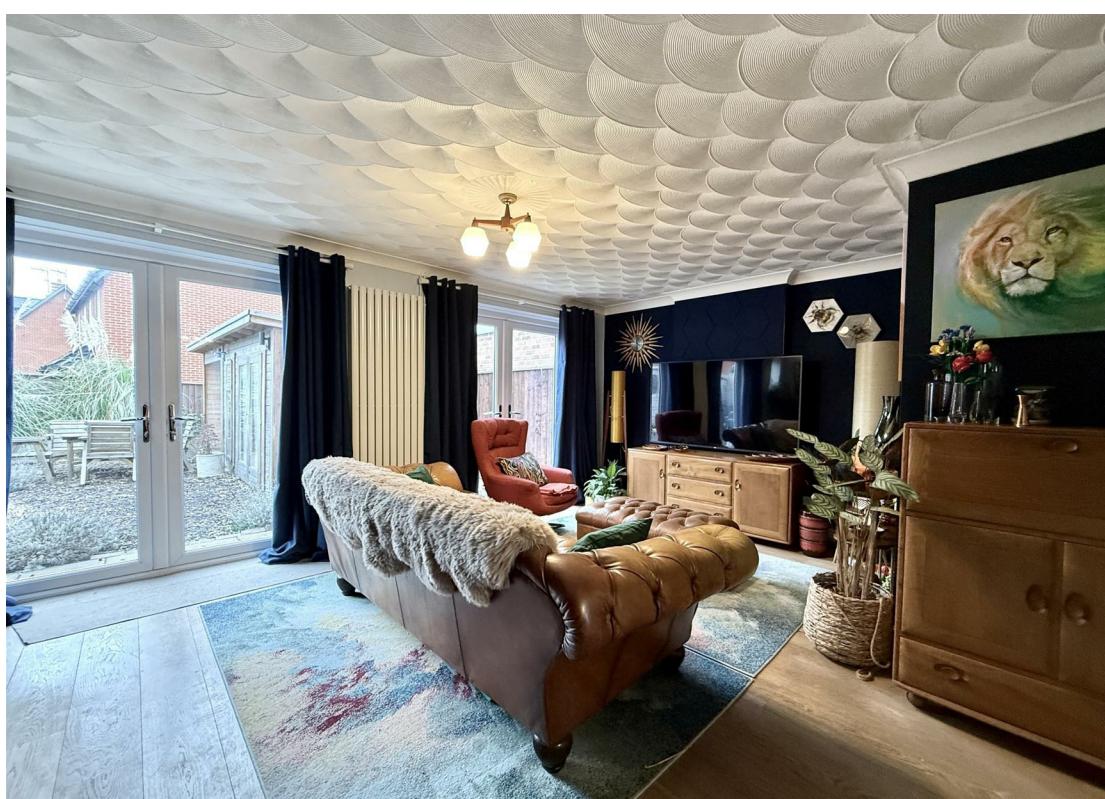
- Semi-Detached Family Home
- Spacious Living Room
- Four Bedrooms
- Utility Space
- Walking Distance to Amenities
- Kitchen/ Diner
- Cloakroom & First Floor Shower Room
- Integral Garage & Off Road Parking
- Private Rear Garden
- Popular Needham Market Location

This substantial semi-detached home offers generous and flexible accommodation, well suited to modern family living.

This family home boasts a sociable open-plan kitchen/dining space with ample worktop space and inset hob, thoughtfully designed with sliding doors opening to the spacious living room. The living room offers built-in storage cupboards and two sets of patio doors that open directly onto the rear garden, creating a light and airy space that seamlessly connects indoors and out. A useful cloakroom completes the ground floor, whilst to the first floor are four well-proportioned bedrooms, all offering comfortable accommodation. The principal bedroom benefits from bespoke fitted wardrobes with lighting and a dedicated dressing table area. The shower room is complemented by a separate W.C. which is finished with a stylish vanity unit with twin hand wash basins both with elegant gold fittings.

The private rear garden is fully enclosed & enjoys a good degree of seclusion. The garden has been thoughtfully arranged with bark chippings, established plants & shrubs, and includes several outbuildings. Accessed via the rear garden is a separate utility room providing plumbing and space for a washing machine, along with storage shelving. The integral garage offers power and lighting and is fitted with an electric roller door. To the front of the property, there is ample off-road parking for multiple vehicles.

Conveniently positioned within the popular market town of Needham Market, located in the heart of Mid Suffolk between Ipswich and Bury St Edmunds. The town offers a wide range of amenities, including independent shops, cafés, public houses, Co-op supermarket, primary school, library and medical facilities. Needham Market benefits from a railway station with direct services to Ipswich and Cambridge, making it ideal for commuters. Surrounded by attractive countryside and riverside walks, the town provides an excellent balance of practical living and rural charm.





Front
The front garden is partly laid to lawn with a number of mature shrubs. There is a large hardstanding providing off road parking for two cars.

Entrance Hall
Oak flooring. Cupboard housing metres. Coving. Doors to:

Cloakroom
Double glazed obscure window to side. Low level W.C. with hidden cistern. Wall mounted hand wash basin. Black finished fittings. Coving. Wall mounted towel rail.

Kitchen/ Diner
17'0" x 9'5" (5.20 x 2.89)
Two double glazed windows to front. Base units and wall mounted shelving. Inset ceramic sink with mixer tap over. Inset four ring gas hob with tiled splash back. Tiled up-stand. Oak worktop. Space for fridge/freezer. Partly vinyl tiled and oak flooring. Wall mounted gas boiler. Coving. Wall mounted vertical column grey radiator. Sliding wooden doors to:

Living Room
16'11" x 13'6" (5.16 x 4.13)
Two sets of double glazed patio doors opening to rear garden. Oak flooring. Built in storage cupboards. Coving. Column radiator. Stairs to first floor.

Landing
Storage cupboard. Decorative panelling. Laminate oak effect flooring. Coving. Doors to:

Bedroom One
21'11" x 7'8" (6.69 x 2.35)
Double glazed windows to front and rear. Built in wardrobes and dressing table with lights. Decorative panelling. Oak effect flooring. Coving. Two radiators.

Shower Room
Double glazed window to front. Shower cubicle with electric shower unit with dual shower heads including rainfall fitting. Part tiled walls. Oak effect flooring. Spotlights. Extractor fan. Coving. Chrome heated towel rail.

Bedroom Two
Double glazed window to rear. Radiator.

Bedroom Three
9'10" x 8'11" (3.00 x 2.72)
Two double glazed windows to front. Oak effect flooring. Coving. Radiator.

Bedroom Four
10'3" x 7'4" (3.13 x 2.25)
Double glazed window to rear. Oak effect flooring. Loft hatch. Coving. Radiator.

W.C.
6'7" x 5'2" (2.03 x 1.60)
Vanity unit with double bowl sinks with gold mixer taps and storage cupboards beneath. Low level W.C. with hidden cistern. Spotlights. Oak flooring. Gold heated towel rail.

Utility Room
Space and plumbing for washing machine and tumble dryer. Oak effect flooring. Door to integrated garage.

Rear Garden
The private rear garden is fully enclosed with wooden fencing and has a useful outside tap and gate to the side. The garden has a path leading to the utility room and is predominantly laid with bark chippings and an array of mature shrubs and bushes. There a number of outbuildings including a storage sheds and a summer house with power and light connected and an attached covered storage area.

Garage & Parking
The integral single garage benefits from power and light connected and an electric roller front door. There is also a door to the rear providing access to the utility room.

To the front of the property there is off road parking for a number of vehicles.

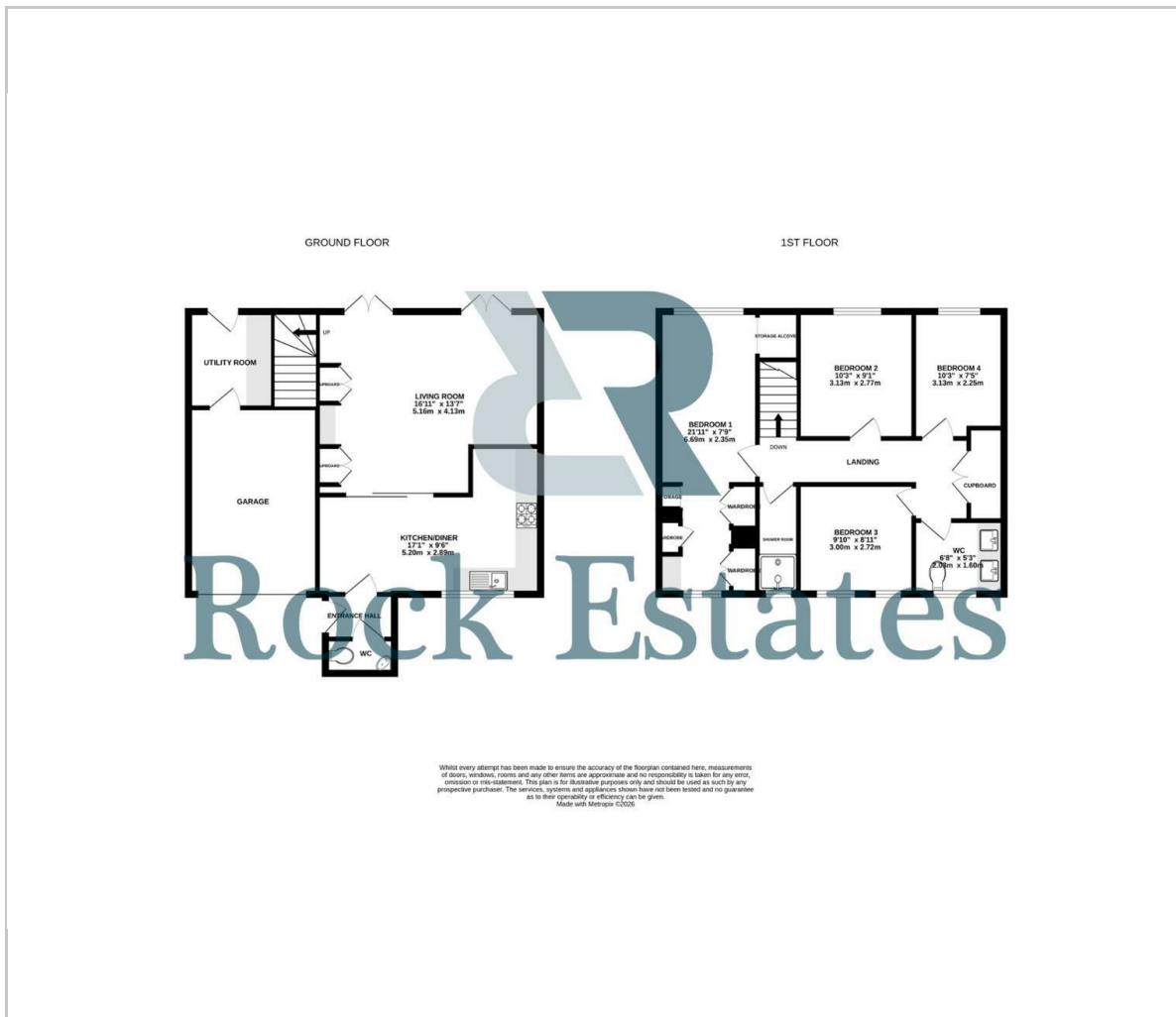
Agents Note
Solar Panels: The solar panels generate an average of 2.5kw and rent the roof space. The current vendors use the electricity generated throughout the day and any excess electricity is fed back to the grid. The panels have been installed with netting to protect the panels and animals nesting. The lease on the panels began when they were installed in 2012 and runs for 25 years - ending in 2037. The vendors have provided us with information that their day to day use of electricity is predominantly from the solar panels only.

The property is heated by a gas boiler which is situated in the kitchen.

The property was cladded in 2024, when it also had new fascias, soffits and guttering fitted too.



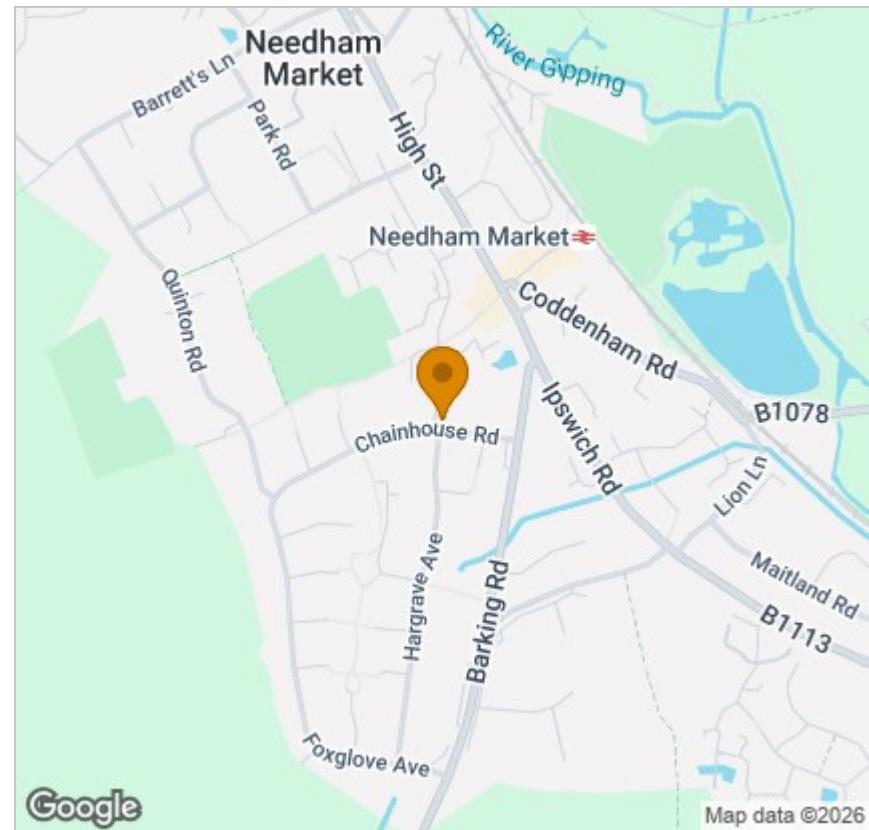
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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