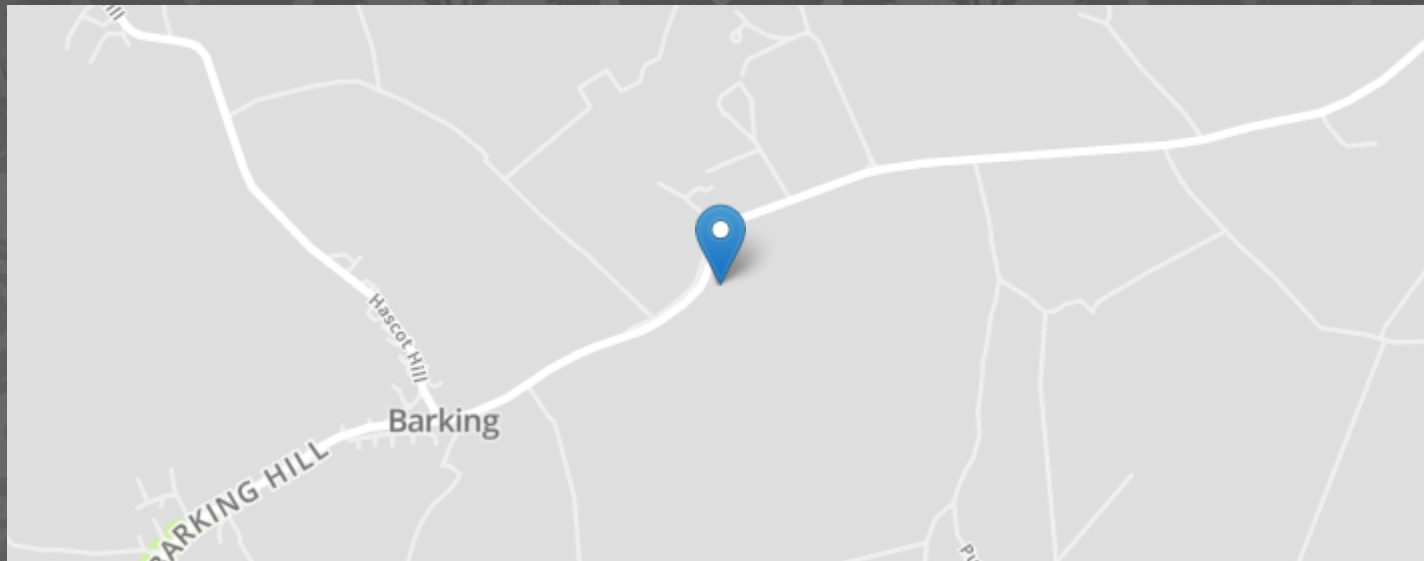


Needham Road, Barking, Ipswich



- DETACHED GARAGE
- DESIRABLE LOCATION OF BARKING
- WALK-IN WARDROBE
- AMPLE OFF ROAD PARKING
- SOLAR PANELS
- FIELD VIEWS TO REAR
- EN-SUITE & FAMILY BATHROOM
- UTILITY & CLOAKROOM
- CLOSE TO NEEDHAM MARKET TOWN
- AIR SOURCE HEAT PUMP

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Needham Road, Barking, Ipswich

Marks and Mann are delighted to bring to market this THREE DOUBLE BEDROOM Home located in the desirable area of Barking. The house is an old character property, but has been completely and recently updated, so it retains original oak beams, yet has been insulated, had solar panels and air-source heat pump installed, along with 20kw home battery, even an EV charging point. As a result the EPC now exceeds many new builds for efficiency, warmth and running costs. There is a good sized fully enclosed rear garden and has the benefit of a large OUTBUILDING/OFFICE/FIFTH BEDROOM WITH POWER CONNECTED located right above the garage, greenhouse and lavender patch area, patio area for seating, laid to lawn area and FIELD VIEWS FROM THE REAR. The interior of the property is very well presented throughout and offers two floors of spacious living accommodation. There are three double bedrooms with the potential for a FOURTH downstairs, MODERN KITCHEN, MODERN BATHROOM on the first floor, en-suite off the main bedroom, up to three reception areas, GARAGE and there is a good size driveway providing off road parking for four cars. Viewing is HIGHLY RECOMMENDED to appreciate all this property has to offer!!

£530,000 Guide Price

Needham Road, Barking, Ipswich

Sitting Room

3.21m x 4.71m (10' 6" x 15' 5")
A very good sized sitting room with carpeted flooring and an open chimney breast currently occupied by a log burner. With the open planned nature of downstairs you also get plenty of sunlight and consistent field views from the rear of the property.

Dining Area

2.40m x 4.71m (7' 10" x 15' 5")
Hard wood flooring throughout with the exposed original beams that separate it from the Sitting room.

Lounge Area

2.75m x 3.69m (9' 0" x 12' 1")
A very good spot to look out onto the fields behind the property and has access into the garden through large bi-fold doors.

Kitchen

3.76m x 3.44m (12' 4" x 11' 3")
A very modern kitchen with integrated appliances and a good outlook onto the garden as well. Has access into the utility as well where you will find even more worktop and storage space.

Office/Fourth Bedroom

6.12m x 2.41m (20' 1" x 7' 11")
Currently laid out as an office space, this could also be a fourth bedroom to those who require it and would serve as a very large double bedroom with plenty of space for storage units as well. Has been carpeted throughout and has access onto the drive.

Bathroom

1.75m x 2.41m (5' 9" x 7' 11")
A three-piece suite with an overhead shower. A stylish bathroom with some fully tiled and some partially tiled walls.

Bedroom 3

2.59m x 3.16m (8' 6" x 10' 4")
A good sized double bedroom with built-in storage and a feature wall. Has a lovely outlook onto the fields behind the property.

Bedroom 2

3.05m x 3.98m (10' 0" x 13' 1")
A very good sized double bedroom with carpet and plenty of space for storage units. Is currently a neutral colour allowing any prospective buyer to really put their own stamp on the property.

Main Bedroom

7.06m x 2.41m (23' 2" x 7' 11")
A very large double bedroom with carpet throughout. Has a large double glazed window allowing for plenty of natural light to enter the room as well as a walk-in wardrobe space with fitted shelving and clothing rails.

En-Suite

2.43m x 1.39m (8' 0" x 4' 7")
A modern style three-piece shower En-Suite. Partially tiled walls with a head height mirror on the wall. Also comes with storage space under the sink.

Important Information

Tenure – Freehold.
Services – we understand that Air Source, electricity, water and drainage are connected to the property.
Council tax band E.
EPC rating B.
Our ref: JS.

Directions

Using a SatNav, please use IP6 8HJ as the point of destination.

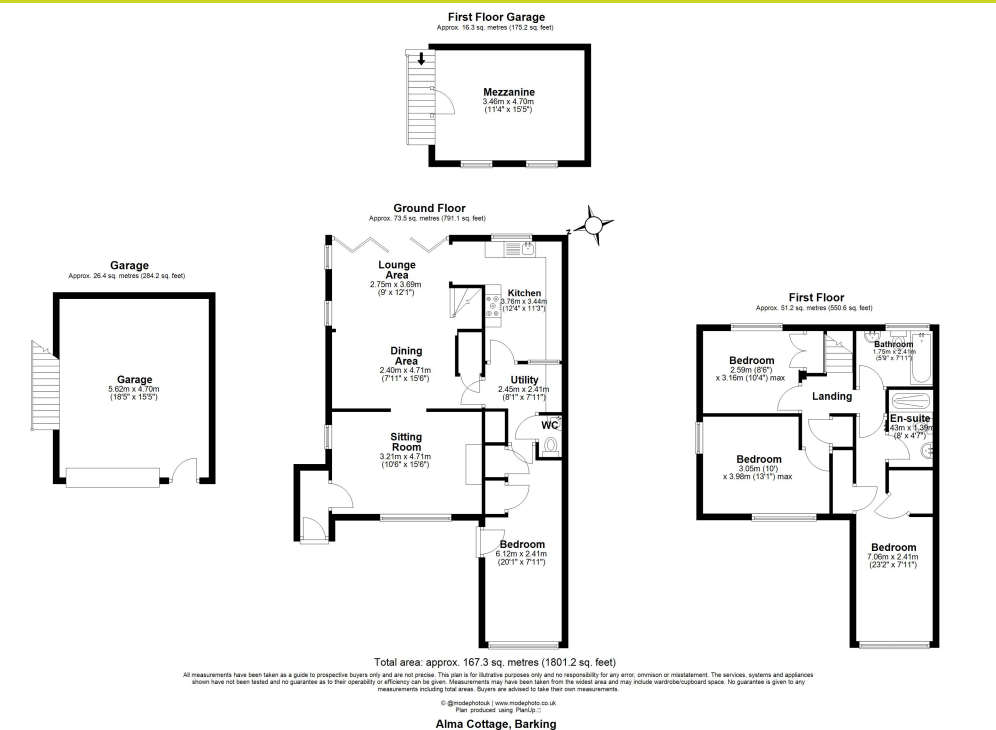
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Needham Road, Barking, Ipswich

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



The above floor plans are not to scale and are shown for indication purposes only.

