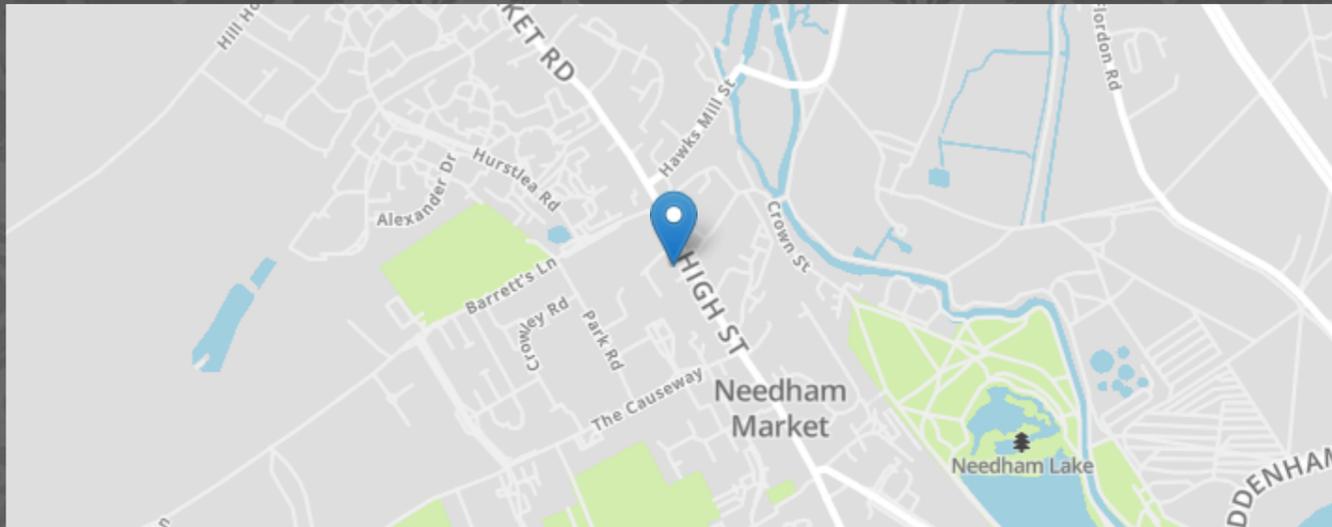


## High Street, Needham Market, Ipswich



- NO ONWARD CHAIN
- EXCEPTIONALLY LARGE PLOT
- SCOPE TO EXTEND OR RECONFIGURE (STPP)
- QUIET, SECLUDED SETTING
- SINGLE GARAGE WITH POWER
- PRIVATE ROAD LOCATION
- FORMER CONSERVATORY BASE – HUGE POTENTIAL
- WALKING DISTANCE TO HIGH STREET AMENITIES
- LARGE RECEPTION / DINING

# MARKS & MANN

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# MARKS & MANN



## High Street, Needham Market, Ipswich

Tucked away down a PRIVATE ROAD just off Needham Market High Street, Marks and Mann are offering this DETACHED THREE BEDROOM BUNGALOW occupying an EXCEPTIONALLY GENEROUS PLOT, offering an exciting opportunity for buyers seeking space, privacy and scope to enhance. With NO ONWARD CHAIN, the property is ideal for those looking to move swiftly while unlocking the potential this home so clearly offers. The bungalow sits centrally within its plot, creating superb opportunities for EXTENSION, RECONFIGURATION OR REDEVELOPMENT (STPP). Internally, the accommodation is well-proportioned and filled with natural light, while externally the grounds provide a rare sense of openness so close to the town centre. A SINGLE GARAGE WITH POWER, substantial frontage and evidence of a FORMER CONSERVATORY BASE further highlight the scope available to create a truly standout home.

**£375,000 Guide Price**

# High Street, Needham Market, Ipswich

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## HALLWAY

A central hallway forms the heart of the bungalow, providing access to all principal rooms and reinforcing the ease of single-storey living. The layout is particularly appealing for those seeking to future-proof their home, while also presenting clear scope to reconfigure or open the space to create a more contemporary flow if desired. There are two built-in cupboards for storage. Space for coats and shoes.

## LIVING / DINING ROOM

The main reception room is generously proportioned and naturally bright, comfortably accommodating both living and dining furniture. Large windows draw in plenty of natural light and frame views of the garden, creating a pleasant connection with the outdoors. The size and shape of the room offer excellent flexibility, whether retained as a traditional lounge/diner or redesigned into a more open, modern entertaining space. There is strong potential to connect this room further with the garden or adjoining areas, subject to reconfiguration.

## KITCHEN

The kitchen is a well-sized and functional space with ample cabinetry and work surfaces. While currently serviceable, it offers clear scope for updating or complete redesign, with potential to open into the living area. The kitchen provides access to the side of the garden and offers a double glazed window to the side aspect.

## BEDROOM ONE

Bedroom one is a generous double bedroom positioned to enjoy a quiet and private aspect, offering ample space for a full range of bedroom furniture. The room benefits from its own en-suite shower room, providing excellent convenience and privacy and making it ideal as a primary bedroom or guest suite. There is clear scope to further enhance this space, whether by introducing fitted wardrobes, updating the en-suite to a more contemporary finish, or reconfiguring the layout to create a larger luxury suite. The proportions of the room lend themselves well to modernisation while retaining a calm and comfortable feel.

## EN-SUITE

The en-suite shower room serves the primary bedroom and is fitted with a walk-in shower enclosure, wash hand basin and WC. The space is practical and well laid out, offering privacy and convenience for everyday use. There is clear scope to modernise and personalise the room further, with potential to upgrade fittings, tiling and finishes to create a contemporary en-suite to complement a refurbished primary bedroom.

## BEDROOM TWO

A second generous double bedroom, ideal for guests, family members or as a secondary main bedroom. The room benefits from good natural light and a peaceful outlook, making it versatile for a range of uses. Its size and layout also allow flexibility for fitted storage or alternative configurations depending on buyer needs.

## BEDROOM THREE

The third bedroom is a well-proportioned and adaptable space, perfectly suited as a single bedroom, home office or hobby room. With the continued demand for work-from-home flexibility, this room offers excellent potential to create a dedicated study or creative space, while still retaining the option of bedroom use.

## BATHROOM

The main bathroom is fitted with a THREE-PIECE SUITE comprising a panelled bath, wash hand basin and WC. The room is well proportioned and functional, serving the remaining bedrooms with ease, and benefits from natural light and ventilation, creating a bright and practical space for everyday use.

While fully serviceable as it stands, the bathroom offers clear scope for modernisation, allowing a future owner to introduce contemporary tiling and updated suite. With its generous footprint, there is also potential to reconfigure the layout to include additional storage or create a more spa-inspired finish, enhancing both comfort and long-term value.

## GARDEN & OUTSIDE SPACE

The property sits within a generous and established plot, offering a substantial rear garden that provides an excellent sense of space and privacy. Predominantly laid to lawn and framed by mature trees and planting, the garden enjoys a peaceful setting and offers an ideal backdrop for outdoor living, entertaining or future landscaping.

A pre-existing base from the former conservatory remains in place, presenting a clear opportunity for a buyer to reinstate a conservatory, create a garden room, or explore an extension to the rear (subject to the necessary consents). The size of the plot allows for considerable flexibility, whether the vision is to enhance the existing layout, create multiple seating areas, or design a more contemporary indoor-outdoor living space.

With its depth and width, the garden also lends itself well to further improvement, including the potential for re-landscaping, adding outbuildings, or creating defined zones for relaxation, play or entertaining. This is a standout feature of the property and a rare opportunity for buyers seeking space, privacy and future potential in a desirable location.

## LOCATION

The bungalow is ideally positioned along a PRIVATE ROAD just off Needham Market High Street, offering a rare combination of seclusion and convenience. This tucked-away setting provides a peaceful environment while still being within easy reach of the town's amenities.

Needham Market is a popular and well-served market town, offering a range of independent shops, cafés, public houses, supermarkets and everyday services. The town also benefits from a mainline railway station, providing direct connections to Ipswich, Stowmarket and beyond, making it well suited to commuters.

The surrounding area is known for its attractive Suffolk countryside, with riverside walks, green spaces and rural villages close by, while road links via the A14 allow convenient access to Ipswich, Bury St Edmunds and Cambridge. This location appeals equally to downsizers, families and buyers seeking a quieter setting without sacrificing accessibility.

## Important information

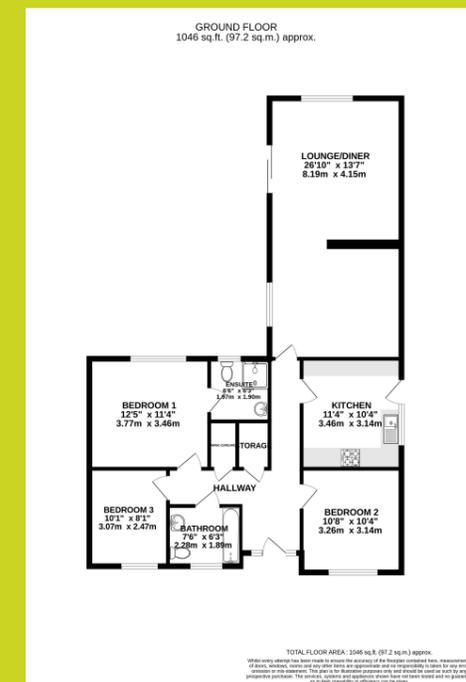
Tenure – Freehold  
 Services – We understand that mains gas, electricity, water and drainage are connected to the property.  
 Council tax band - D  
 EPC rating - C

## 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.

## 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.

