



6 Cedar Walk | Needham Market | Suffolk | IP6 8BF

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PROPERTIES

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# 6 Cedar Walk, Needham Market, Suffolk, IP6 8BF

*“A well-presented three bedroom link-detached family house situated in a delightful no through road position with the added benefit of being offered with no onward chain.”*

## Description

A fantastic opportunity to acquire a spacious and well-presented three bedroom link-detached family house located in an enviable tucked away position just a stone's throw from Needham Market's historic High Street and wide range of amenities.

Notable benefits include a delightful position on a no through road as well as the added benefit of being offered with no onward chain.

## About the Area

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station. A range of events are held throughout the year, including street fairs and raft racing at Needham Lake which is a Conservation Area with a number of countryside walks.

The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

## The accommodation in more detail comprises:

Front door to:

### Entrance Hall

Welcoming, light and airy entrance with stairs rising to the first floor, hardwood flooring, door to understairs cupboard and door to:

### Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback, tiled flooring and frosted window to side aspect.

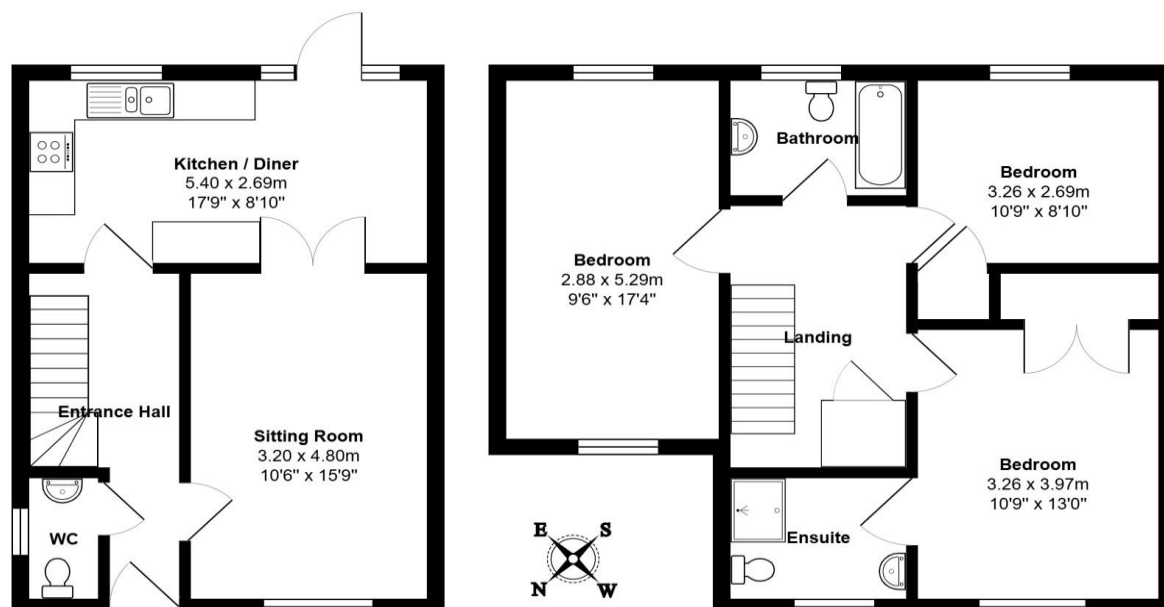
### Sitting Room Approx 15'9 x 10'6 (4.80m x 3.20m)

Feature inset with gas coal-effect fireplace with wooden mantel surround on a stone hearth, hardwood flooring, window to front aspect and double doors through to:

### Kitchen/Dining Room Approx 17'9 x 8'10 (5.40m x 2.69m)

Extending across the back of the property and offering delightful views of the rear gardens, this open-plan space incorporates a fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances





Total Area: 101.8 m<sup>2</sup> ... 1096 ft<sup>2</sup>

All measurements are approximate and for display purposes only

include oven and grill, four ring gas hob with extractor over, space for dishwasher, washing machine and fridge/freezer. Window to rear aspect, tiled flooring, open-plan to dining space and door opening onto the terrace.

### First Floor Landing

Access to loft, door to airing cupboard with ample shelving and doors to:

### Master Bedroom Approx 13' x 10'9 (3.97m x 3.26m)

Double room with window to front aspect, built-in wardrobe and door to:

### En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, heated towel rail, extractor and window to front aspect.

### Bedroom Two Approx 17'4 x 9'6 (5.29m x 2.88m)

Double room with double aspect windows to the front and rear and built-in storage cupboard. Please note restricted head height.

### Bedroom Three Approx 10'9 x 8'10 (3.26m x 2.69m)

Double room with window to rear aspect and built-in wardrobe.

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, mosaic tiled walls, frosted window to rear aspect and extractor.

### Outside

The property enjoys a tucked away position on this highly

desirable no through road location and is accessed over a private drive providing ample off-road parking. A gate beyond leads to the predominately lawned rear gardens, which are private in nature with a terrace abutting the rear of the property and boundaries clearly defined by a mixture of fencing and a brick wall. Also incorporated within the plot is a timber storage shed.

### Services

Mains water, drainage and electricity. Gas-fired heating.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – C

### Agents Note

We understand from our client that the property is subject to an annual maintenance charge, the current cost of which is approximately £260.00.

## Disclaimer

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

6 Cedar Walk, Needham Market IPSWICH IP6 8BF	Energy rating <b>D</b>	Valid until: 10 December 2034
		Certificate number: 4900-9284-6002-1192-1392
Property type	Mid-terrace house	
Total floor area	102 square metres	

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

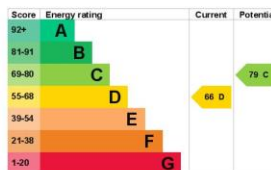
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/4900-9284-6002-1192-1392?print=true>

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