



2 Platten Close | Needham Market | Suffolk | IP6 8XE

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2 Platten Close, Needham Market, Suffolk, IP6 8XE

“A spacious & well-presented two/three bedroom detached bungalow located in a tucked away cul-de-sac position with ample off-road parking, a single garage, detached outbuilding & countryside views to the front.”

Description

An exciting opportunity to acquire a spacious, immaculately presented and meticulously updated two double bedroom detached bungalow, situated in a highly desirable position towards the end of a tucked away cul-de-sac on the outskirts of Needham Market.

Notable features include generous off-road parking, a single garage and detached outbuilding ideal for a variety of uses.

Area 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 Porch

Welcoming, light and airy entrance with double aspect windows to the side and rear, tiled flooring and door to:

Reception Hall

L-shaped with spotlights, access to loft, door to storage cupboard with extensive shelving and doors to:

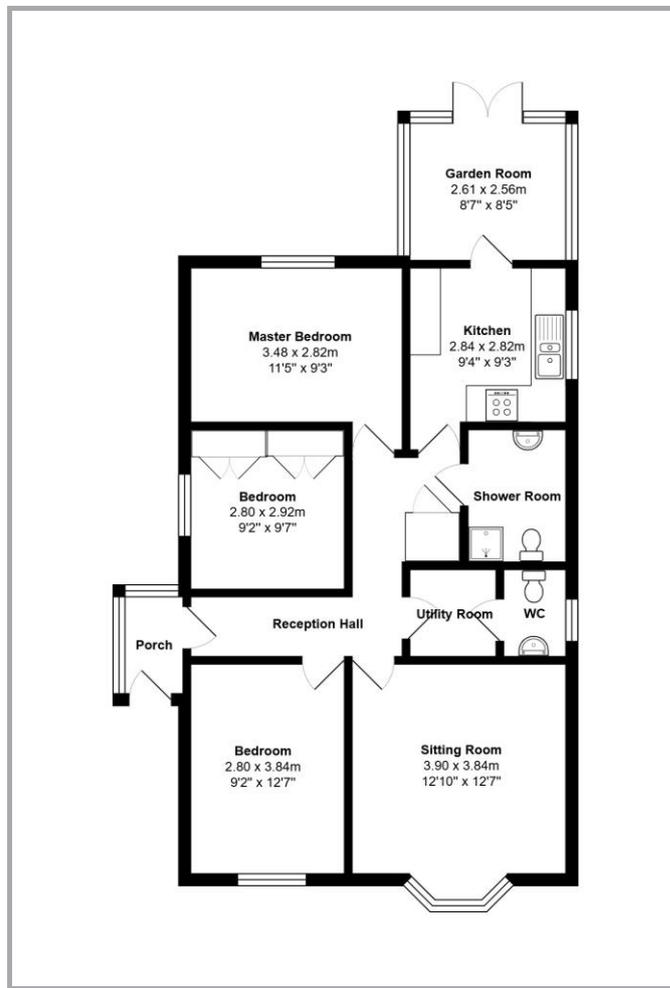
Sitting Room Approx 12'9 x 12'6 (3.89m x 3.81m)

Magnificent space with bay window to front aspect and feature inset with wood burning stove with an attractive tiled surround and wooden mantel over on a tiled hearth.

Dining Room/Bedroom Approx 9'9 x 8'2 (2.97m x 2.49m)

Equally as ideal as a third bedroom and enjoying extensive built-in storage incorporating cloak hanging space. Window to side aspect.





Kitchen Approx 9'6 x 9'2 (2.9m x 2.79m)

Recently refitted and luxuriously appointed with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Neff oven and Neff four ring induction hob with extractor over. Window to side aspect and door to:

Garden Room Approx 8'6 x 8'5 (2.61m x 2.57m)

A more recent addition to the property and constructed on a brick plinth with triple aspect windows and French doors to the rear opening onto the terrace.

Utility Room Approx 5'3 x 4'3 (1.6m x 1.30m)

With full length and base units, worktops, space for fridge/freezer and washing machine, heated towel rail, partly tiled walls and door to:

Cloakroom

White suite comprising w.c, hand wash basin with shelving beneath, spotlights and frosted window to side aspect.

Master Bedroom Approx 11'5 x 9'3 (3.48m x 2.82m)

Delightful double room with window to rear aspect overlooking the rear gardens.

Bedroom Two Approx 9'6 x 9'2 (2.9m x 2.79m)

Double room with window to front aspect and extensive built-in wardrobes and shelving.

Shower Room

Well-appointed white suite comprising w.c, hand wash basin set into a vanity unit with shelving below, tiled shower cubicle, heated towel rail, frosted window to side aspect and extractor.

Outside

The property enjoys an enviable position located towards the end of this tucked away cul-de-sac as well as benefits from a notable frontage and views of open countryside to the front. The property is accessed over a private drive providing ample off-road parking as well as giving access to the single garage with up and over door, power and light connected and adjoining workshop space, which has been more recently added to the rear.

The formal gardens are predominately lawned with a terrace abutting the rear of the property as well as incorporating a sun terrace, and are interspersed with a variety of attractive flower and shrub borders. Boundaries are defined by panel fencing as well as a brick wall for the most part. Also incorporated within the plot is a sizable timber outbuilding, ideal for a variety of uses and currently divided into two distinct parts, each providing inspiration for either a summer house, workshops, home office or even as additional storage.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

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



Energy performance certificate (EPC)

2, Platten Close Needham Market IP6 5XZ IP6 5XZ	Energy rating D	Valid until: 2 October 2029
		Certificate number: 8193-2076-1729-7707-3013

Property type	Detached bungalow
Total floor area	74 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 B.

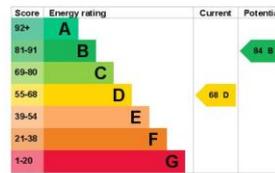
See [how to improve this property's energy efficiency](#).

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/8193-2076-1729-7707-3013?print=true>

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