



22 Anderson Close | Needham Market | Suffolk | IP6 8UA

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TOWN & VILLAGE
PROPERTIES

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22 Anderson Close, Needham Market, Suffolk, IP6 8UA

“An immaculately presented, three bedroom end of terrace house offering proportionate front & rear gardens & garage en bloc.”

Description

Located in a tucked away location, yet convenient for access to Needham Market town centre is this spacious and immaculately presented three bedroom end of terrace house offered in excellent condition and having been modernised and extended.

Notable features include proportionate front and rear gardens, garage en bloc and the added benefit of a recently refitted combi boiler as well as eye-catching and modern radiators.

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:

Side door to:

Entrance Hall

A welcoming, light and airy entrance with doors to:

Ground Floor Shower Room

Stylish and luxurious white suite comprising w.c., hand wash basin, corner shower cubicle, heated towel rail, tiled walls, laminate flooring and frosted window to side aspect.

Sitting Room Approx 18'9 x 12'6 (5.72m x 3.82m)

Generous space with stairs rising to the first floor, window to front aspect, feature inset with electric fire with wooden mantel over and door to:

Dining Room Approx 12'6 x 8'1 (3.82m x 2.47m)

Window to side aspect, laminate flooring and opening to:

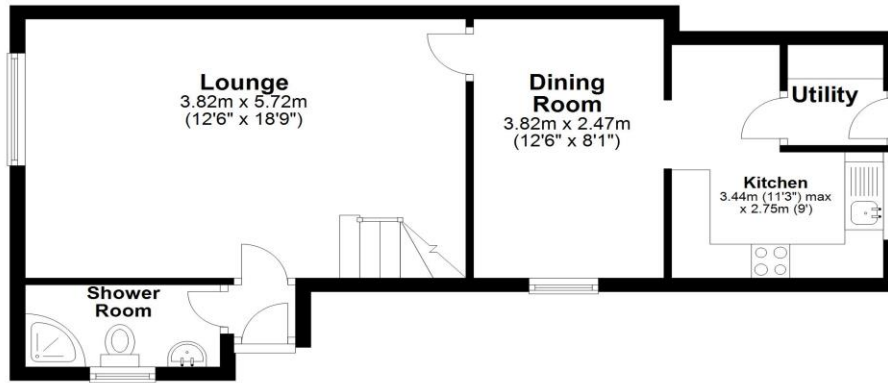
Kitchen Approx 11'3 max 9' (3.44m x 2.75m)

Fitted with a matching range of wall and base units with worktops over and inset with Lamona sink, drainer and chrome mixer tap. Space for oven, fridge/freezer and dishwasher. Window to rear aspect, tiled splash backs and extractor fan. Door to:



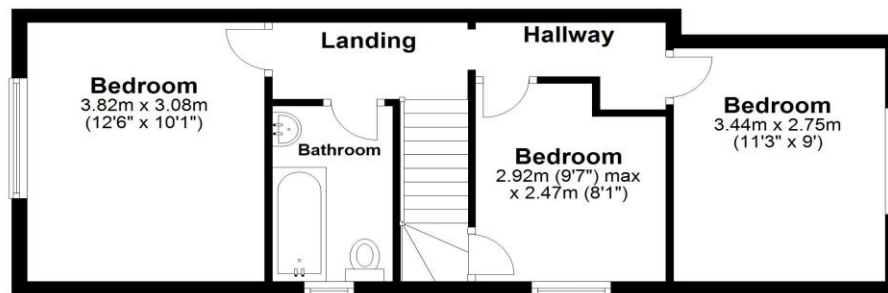
Ground Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 87.0 sq. metres (936.3 sq. feet)

Utility Room

With walls units, worktop with space under for white goods, laminate flooring and personnel door to rear opening onto the terrace.

First Floor Landing

Access to loft and doors to:

Master Bedroom Approx 12'6 x 10'1 (3.82m x 3.08m)

Spacious double room with window to front aspect.

Bedroom Two Approx 11'3 x 9' (3.44m x 2.75m)

Double room with window to rear aspect.

Bedroom Three Approx 9'7 x 8'1 (2.92m x 2.47m)

With window to side aspect and door to storage cupboard.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, panelled with shower attachment, heating towel rail, tiled walls, tiled flooring and frosted window to side aspect.

Outside

The property is set well back from the road in a tucked away position behind an attractive green space and enjoys a predominately shingled frontage incorporating attractive flower and shrub borders as well as specimen trees. To the rear are predominately lawned gardens with a terrace abutting the rear of the property and boundaries defined mainly by panel fencing. Incorporated within the plot is a timber storage shed and detached summer house standing on a raised terrace.

The property is also offered with the added benefit of a single garage en bloc, which can be accessed via Steggall Close. While

not directly adjacent to the property, the garage is only a short distance away.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

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





Energy performance certificate (EPC)

22 Anderson Close
Needham Market
IPSWICH
IP6 8JA

Energy rating
C

Valid until: 18 February 2034

Certificate number: 0924-1209-4504-8103-1700

Property type: End-terrace house
Total floor area: 87 square metres

Rules on letting this property

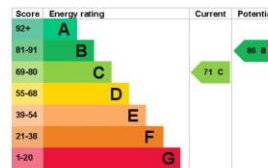
Properties can be let if they have an energy rating from A to E.

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 C. 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



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Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk