



I Chalkeith Road | Needham Market | Suffolk | IP6 8HA

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# I Chalkeith Road, Needham Market, Suffolk, IP6 8HA

*“A spacious two double bedroom detached bungalow, located in an enviable tucked away cul-de-sac position with ample off-road parking, garage, generous rear gardens & no onward chain.”*

## Description

An opportunity to acquire a spacious two double bedroom detached bungalow, offered to the market with no onward chain and enjoying an enviable position towards the end of a tucked away cul-de-sac on the periphery of Needham Market, yet just a stone's throw from the town centre and its wide range of amenities.

Other notable benefits include ample off-road parking, a single garage and generous, attractive rear gardens offering a great deal of privacy.

## 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 details comprises:

Front door to:

### Entrance Hall

L-shaped, light and airy welcoming space with tiled flooring, access to loft and doors to:

### Sitting Room Approx 18'10 x 17'2 (5.73m x 5.23m)

A magnificent L-shaped space with window to front aspect offering a great deal of natural light, built-in bookcase with additional storage below and opening to kitchen. The sitting room is open plan to:

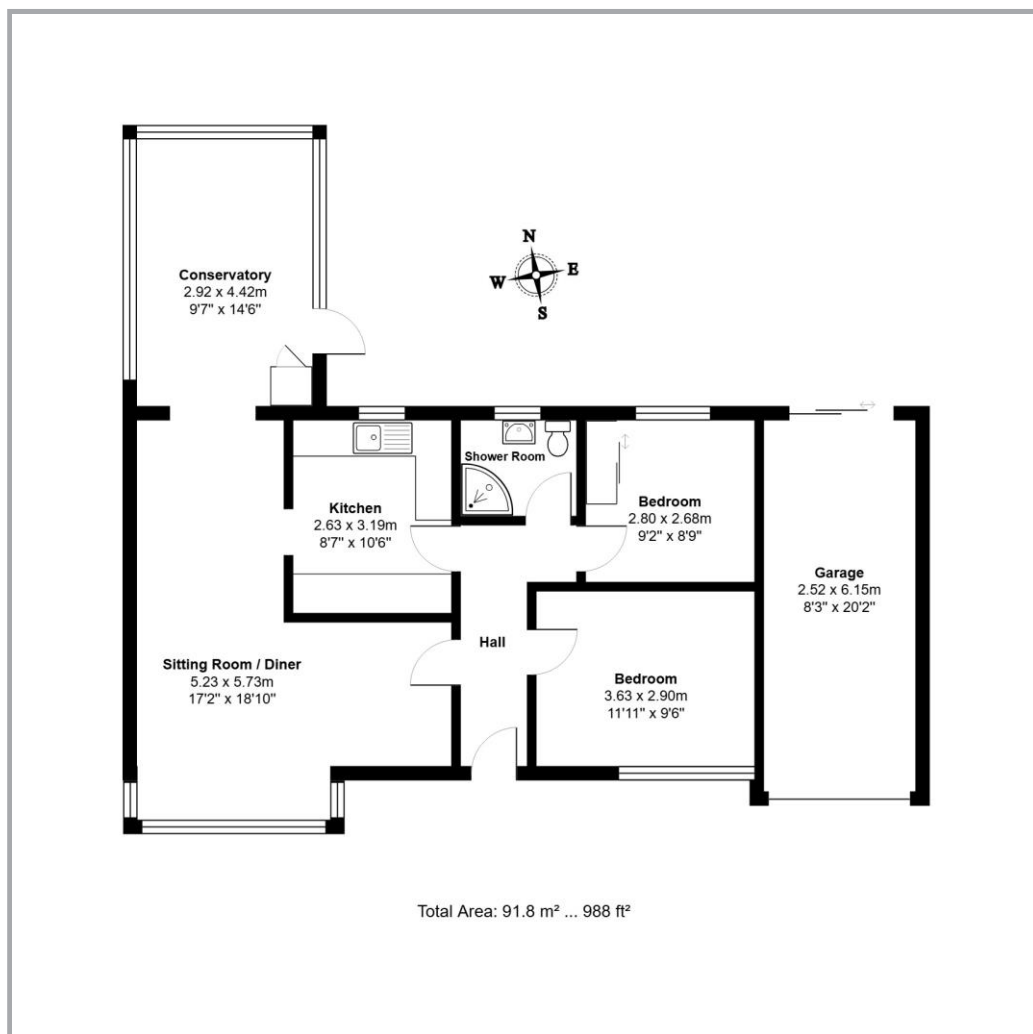
### Dining/Conservatory Approx 14'6 x 9'7 (4.42m x 2.92m)

A more recent addition to the property and constructed on a brick plinth with triple aspect windows, hardwood flooring, personnel door opening onto the terrace, door to storage cupboard and spotlights.

### Kitchen Approx 10'6 x 8'7 (3.19m x 2.63m)

Accessed either via an opening from the sitting room or





through a door from the hallway and fitted with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer. Integrated appliances include oven, grill and four ring gas hob with extractor over and fridge/freezer. Space for washing machine, tiled flooring, tiled splashbacks, window to rear aspect and the kitchen also houses the Vaillant gas-fired boiler.

#### **Master Bedroom Approx 11'11 x 9'6 (3.63m x 2.90m)**

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

#### **Bedroom Two Approx 9'2 x 8'9 (2.80m x 2.68m)**

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

#### **Shower Room**

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, tiled walls and frosted window to rear aspect.

#### **Outside**

The property is set well back from the road and is located in an enviable position towards the end of this tucked away cul-de-sac and is accessed over a private drive providing ample off-road parking as well as giving access to the single garage. The garage is fitted with a roller door and has power and light connected as well as personnel door to rear. The property also benefits from an attractive, well-maintained frontage with established flower and shrub borders.

A side access leads to the predominately lawned rear gardens

with a terrace abutting the rear of the property and boundaries defined by a mixture of fencing and hedging. The grounds are interspersed with established flower and shrub borders as well as specimen trees. Also incorporated within the plot is a timber storage shed.

#### **Local Authority**

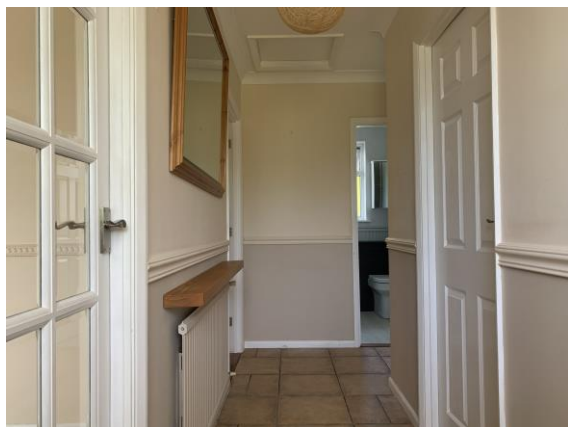
Mid Suffolk District Council

#### **Council Tax Band – D**

#### **Services**

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





### Energy performance certificate (EPC)

1 Chalkwell Road Needham Market IP20 5WCH IP6 5HA	Energy rating <b>D</b>	Valid until: 7 July 2035 Certificate number: 9920-0138-0088-3004-1593
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Property type	Detached bungalow
Total floor area	91 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.

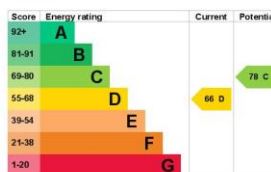
[See how to improve this property's energy efficiency.](#)

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.

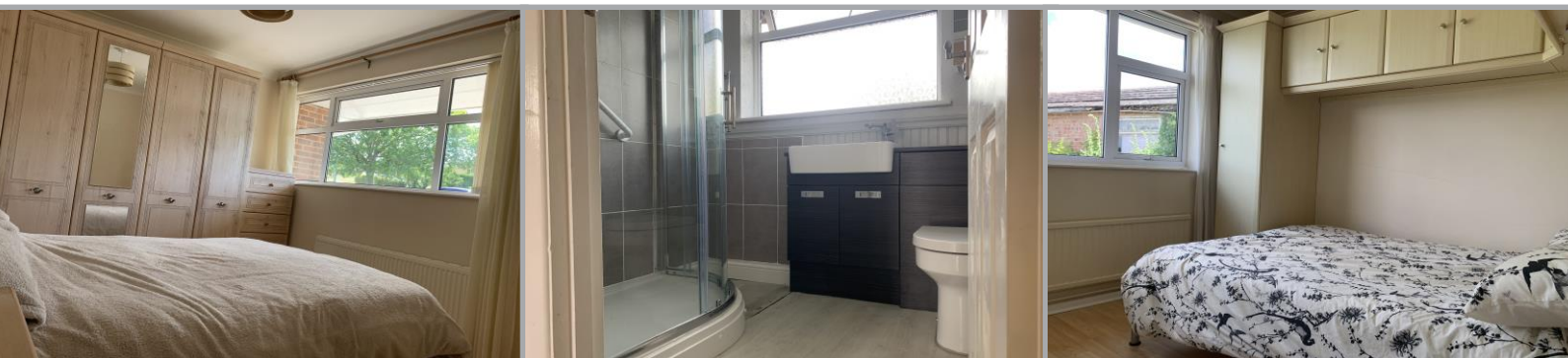
For properties in England and Wales:

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9920-0138-0088-3004-1593?print=true>

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