



12 Badger Close | Needham Market | Suffolk | IP6 8FB

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12 Badger Close, Needham Market, Suffolk, IP6 8FB

“A superbly presented three-bedroom Hopkins Homes built family home offering off-road parking, garage and delightful well-maintained rear gardens.”

Description

Located in a ‘tucked away’ cul-de-sac location on the thoughtfully designed St Georges Park development on the outskirts of Needham Market, is this spacious and immaculately presented three-bedroom townhouse benefiting from off-road parking, a single integral garage and private rear gardens.

The accommodation comprises: entrance hall, cloakroom, integral garage, utility room, study, first floor landing, sitting room, kitchen/breakfast room, second floor landing, three double bedrooms, en-suite shower room and family bathroom.

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

Door to cloaks cupboard, further door to under stair storage cupboard, stairs rising to the first floor and doors to:

Cloakroom

White suite comprising w.c, hand wash basin and tiled splash back.

Door to:

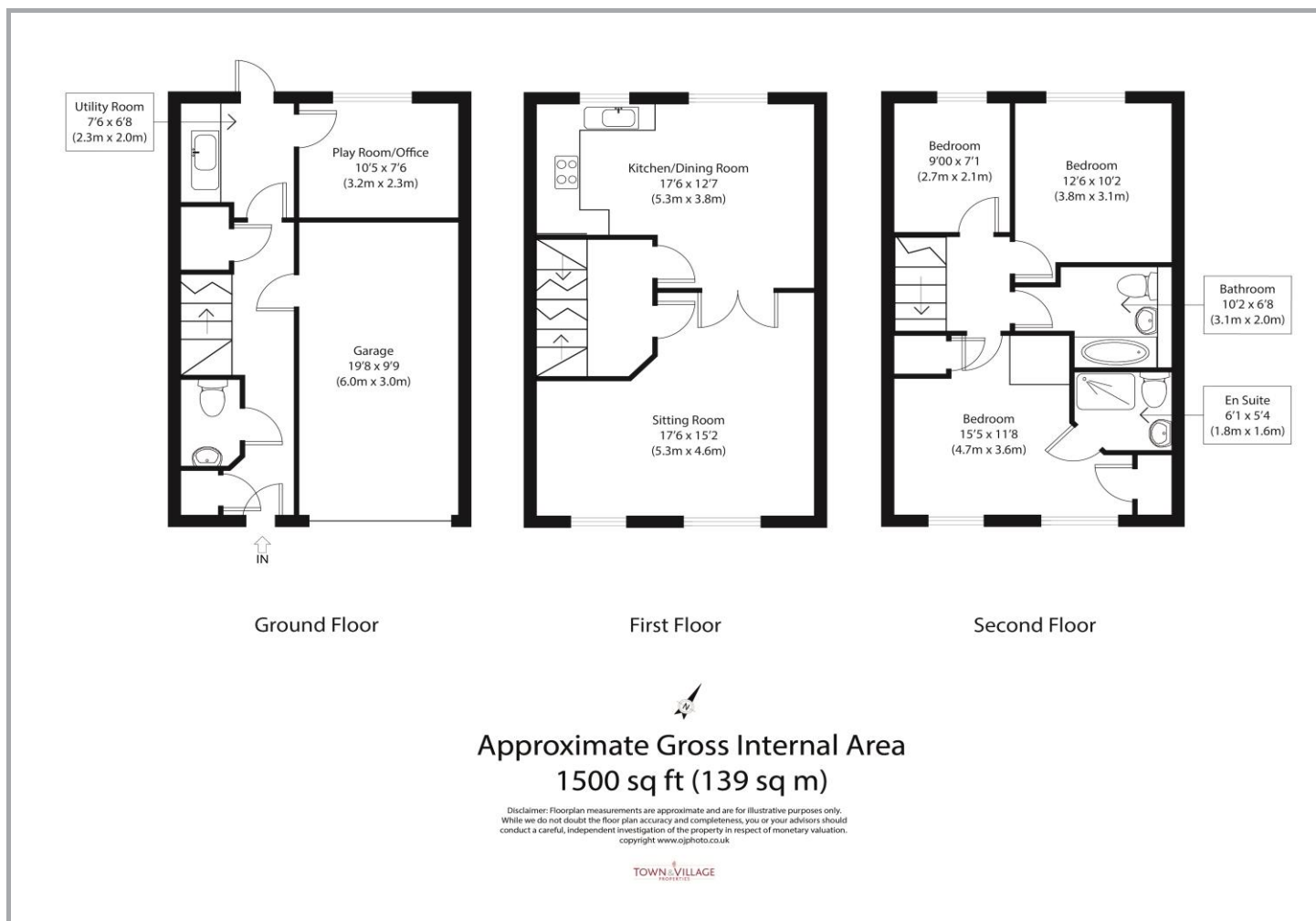
Single Integral Garage Approx 19'8 x 9'9 (6.0m x 3.0m)

With up and over door, housing for fuse board, power and light.

Utility Room Approx 7'6 x 6'8 (2.3m x 2.0m)

Fitted with base units with work tops over and inset with sink, drainer and chrome mixer tap, space for washing machine and tumble dryer, part-tiled walls, gas fired boiler, door to outside and door to:





Play Room/Office Approx 10'5 x 7'6 (3.2m x 2.3m)

Ideal for a variety of uses. This light and airy room offers window to rear aspect.

First Floor Landing

With stairs to the second floor and doors to:

Sitting Room Approx 17'6 x 15'2 (5.3m x 4.6m)

A welcoming light and airy space with two windows to the front aspect and double doors through to the kitchen.

Kitchen/Breakfast Room Approx 17'6 x 12'7 (5.3m x 3.8m)

Open-plan and fitted with a matching range of wall and base units with worktops over and inset one and a half bowl stainless sink, drainer and chrome mixer tap, integrated appliances include Neff oven and grill with four ring gas hob and dishwasher, tiled splash backs, two windows to rear aspect and tiled flooring.

Second Floor Landing

Access to loft and doors to:

Master Bedroom Approx 15'5 x 11'8 (4.7m x 3.6m)

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

En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle and extractor.

Bedroom Two Approx 12'6 x 10'2 (3.8m x 3.1m)

Double room with window to rear aspect.

Bedroom Three Approx 9' x 7'1 (2.7m x 2.1m)

Double room with window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, panel bath with shower attachment, partly tiled walls, and door to airing cupboard housing hot water cylinder.

Outside

The property is accessed via a private drive providing off-road parking, as well as giving access to the single integral garage with up and over doors, power and light connected.

To the rear are predominantly lawned, well-maintained gardens also incorporating a sun terrace and timber storage shed. Boundaries are clearly defined by panel fencing.

Services

Mains water, drainage and electricity. Gas fired heating.

Council

Mid Suffolk District Council – **Council Tax Band C**

Service Charges

There is a maintenance charge to help maintain the site. Details can be obtained from the agent.

Disclaimer

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Energy performance certificate (EPC)

12, Badger Close Needham Market IP31WQ1 IP6 8DQ	Energy rating B	Valid until: 9 September 2031 Certificate number: 9107-3002-0301-7279-7204
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Property type	Mid-terrace house
Total floor area	120 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 current energy rating is B. It has the potential to be A.

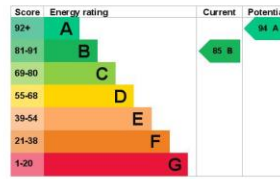
[See how to improve this property's energy efficiency.](#)

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



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

Email: info@townandvillageproperties.co.uk