



I New Cottage | Badley | Suffolk | IP6 8RT

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I New Cottage, Badley, Suffolk, IP6 8RT

“A characterful three bedroom semi-detached cottage standing in generous gardens with off-road parking for several vehicles, double garage & versatile detached outbuilding.”

Description

A rare opportunity to acquire a spacious three bedroom semi-detached character cottage betwixt Needham Market and Stowmarket in an accessible location for both local amenities and destinations further afield via main arterial routes.

The property benefits from unlisted status and stands in extensive well-maintained grounds of in all about two thirds of an acre (subject to survey). Also incorporated within the site are a detached double garage and additional versatile detached outbuilding.

About the Area

Badley is a small hamlet between Stowmarket and Needham Market. 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:

Conservatory/Entrance Hall

With windows on three sides and tiled flooring. Door to:

Inner-Hall

Split-level space, window to side aspect, housing the boiler and doors to:

Sitting Room Approx 13'11 x 11'10 (4.25m x 3.61m)

Window to front aspect, feature inset with fireplace with brick surround and wooden mantel over and built-in store to either side.

Dining Room/Snug Room Approx 13'11 x 10' (4.25m x 3.04m)

Feature inset with gas fire, brick surround and wooden mantel, door to staircase, dado rail and open-plan to:

Kitchen/Dining Room Approx 16'3 x 10'11 (4.96m x 3.33m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for oven, fridge and washing machine. Tiled walls, double aspect windows to the rear and side and doors to:

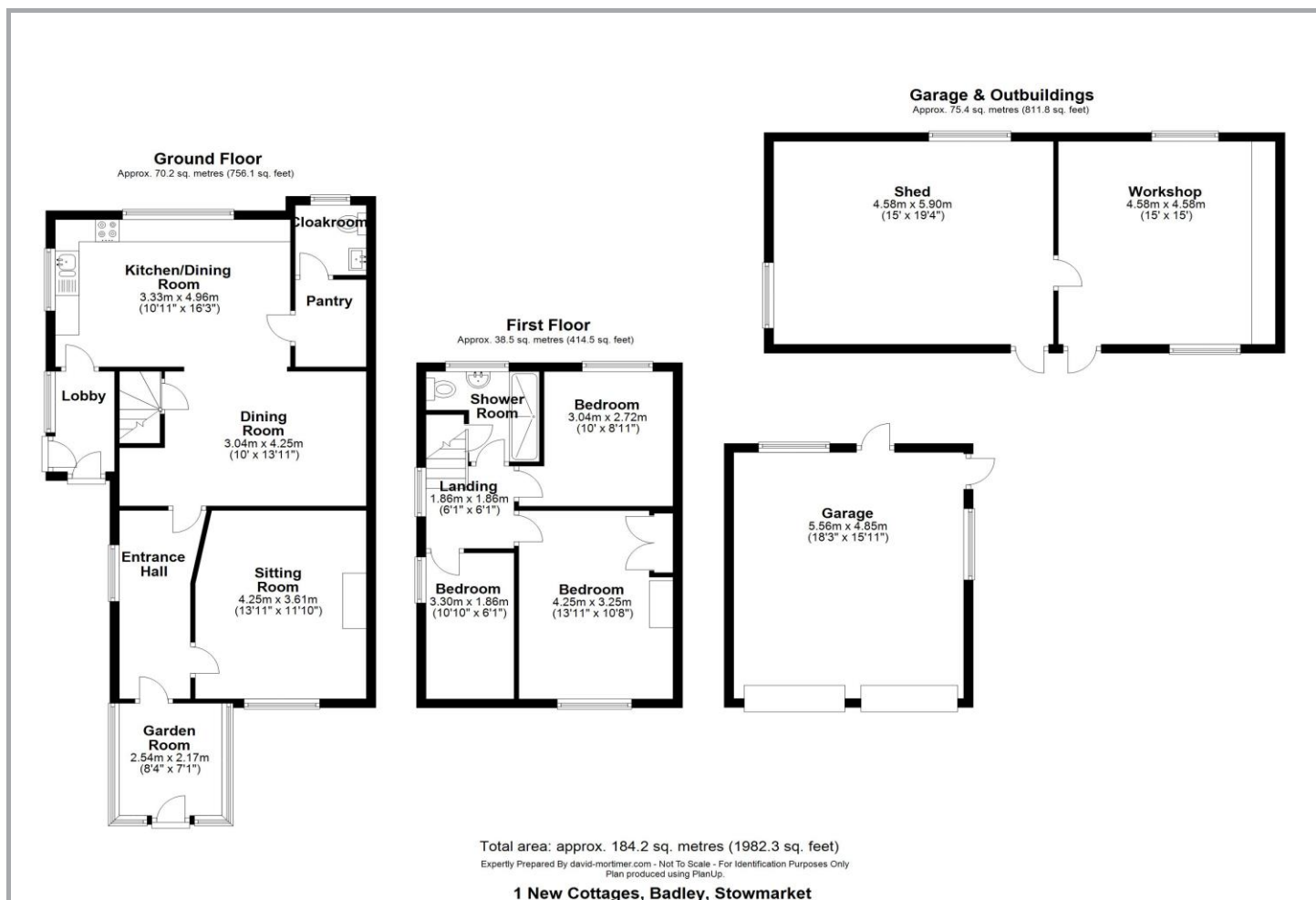
Utility Room

Built-in storage cupboards, cloak hanging space and door to:

Cloakroom

Cream coloured suite comprising, w.c, hand wash basin, tiled walls and frosted window to rear aspect.





Side Hall

Tiled flooring, personnel door to front and side and window to side aspect.

First Floor Landing

Window to side aspect and access to generous loft with power, light and boarding. Doors to:

Master Bedroom Approx 13'11 x 10'8 (4.25m x 3.25m)

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

Bedroom Two Approx 10' x 8'11 (3.04m x 2.72m)

Double room with window to rear aspect.

Bedroom Three Approx 10'10 x 6'1 (3.30m x 1.86m)

Window to side aspect.

Family Shower Room

White suite comprising w.c, hand wash basin, double length shower cubicle, tiled walls, door to airing cupboard housing hot water cylinder, frosted window to rear aspect and extractor.

Outside

1 New Cottage stands behind established hedging in a convenient position betwixt Needham Market and Stowmarket and is accessed over a private drive providing off-road parking for several vehicles and giving access to the detached double garage with up and over doors as well as adjoining greenhouse. Behind this is a substantial outbuilding ideal for a variety of uses and enjoying a variety of doors and windows as well as being separated into various utility spaces.

The grounds are predominately lawned and private in nature as well as gently sloping down to the River Gipping. Within the plot are various established trees and shrubs with boundaries defined by fencing and hedging for the most part. The upper part of the garden has also been used in part as a vegetable garden.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

Mains water and electricity. Gas-fired heating. Private drainage (septic tank).

Agents Note

We understand from our client that they are currently considering the possibility of an uplift clause as part of the sale and are currently in discussions with their legal team, further details of which can be found by contacting the agent.





Energy performance certificate (EPC)

1 New Cottage Badley IP35WG1 IP6 8DQ	Energy rating E	Valid until: 14 September 2033 Certificate number: 1728-5167-3002-0791-0606
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Property type Semi-detached 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 current energy rating is E. It has the potential to be C.

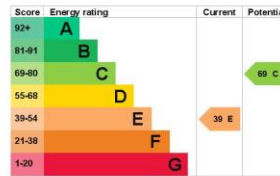
[See how to improve this property's energy efficiency.](#)

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/1728-5167-3002-0791-0606?print=true>

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