



39 Ludbrook Close | Needham Market | Suffolk | IP6 8EE

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## 39 Ludbrook Close, Needham Market, Suffolk, IP6 8EE

*“A superb opportunity to acquire this two bedroom terraced property, located in an enviable cul-de-sac location with proportionate gardens, off-road parking & garage en-bloc.”*

### Description

A well-presented two double bedroom terraced house, located in an enviable tucked away cul-de-sac location, just a stone's throw from Needham Market's historic High Street with its wide range of amenities and railway station.

Other notable benefits include proportionate gardens, off-road parking and garage en-bloc.

### 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 Porch

Fuse box, laminate flooring and door to:

#### Living/Dining Room Approx 24'11 x 12'5 (7.61m x 3.80m)

Window to front aspect, stairs rising to first floor, under stair storage cupboard, laminate flooring, spotlights and door to:

#### Kitchen Approx 12'5 x 8'0 (3.81m x 2.45m)

Fitted with a matching range of wall and base units with worktops over and inset with single bowl sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring gas hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted gas-fired boiler, window to rear aspect, part-glazed door to rear garden, laminate flooring and spotlights.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### First Floor Landing

Access to loft and doors to:

**Master Bedroom** Approx 12'5 x 10'4 (3.79m x 3.17m)

Double room with window to front aspect.

**Bedroom Two** Approx 12'5 x 8'2 (3.81m x 2.49m)

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

### Family Bathroom

White suite comprising panelled bath with shower attachment, w.c, hand wash basin with storage under, heated towel ladder, extractor, partly tiled walls and spotlights.

### Outside

The property is set well back from the road in a tucked away cul-de-sac position, and offers off-road parking spaces for approximately two vehicles as well as a garage en-bloc. The garage is fitted with an up and over door.

The rear gardens are private in nature and are predominately laid to lawn, with a terrace abutting the rear of the property. Boundaries are defined by fencing for the most part with gated rear access.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – B

### Services

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







#### Disclaimer

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

#### Energy performance certificate (EPC)

39, Ludbrook Close  
Needham Market  
IP6 5EE

Energy rating  
**C**

Valid until: 23 February 2030

Certificate number: 0762-2894-7725-2220-4881

Property type: Mid-terrace house

Total floor area: 64 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0762-2894-7725-2220-4881?print=true>

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