



5 Pincroft Way | Needham Market | Suffolk | IP6 8HB

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# 5 Pinecroft Way, Needham Market, Suffolk, IP6 8HB

*“A superb opportunity to acquire this two bedroom, detached bungalow offering generous wraparound gardens, garage, off-road parking & no onward chain.”*

## Description

An exciting opportunity to acquire a two double bedroom, detached bungalow situated in a tucked away location on the outskirts of Needham Market yet just a stone's throw from the town centre.

Notable benefits include off-road parking, a single garage and generous wraparound gardens, all of which are offered with the added bonus of no onward chain.

## 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

A light and airy welcoming entrance with door to storage cupboard housing the Baxi gas-fired boiler, access to loft and doors to:

### Sitting Room/Dining Room Approx 19'2 x 16'2 (5.98m x 4.93m)

Spacious L-shaped open-plan space with window to front aspect, inset with coal-effect fire on a stone hearth with wooden mantel surround, door to conservatory and door to:

### Kitchen Approx 8'2 x 7'1 (2.50m x 2.15m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include four ring halogen hob, oven and extractor over. Space for fridge and white goods. Window to rear aspect.

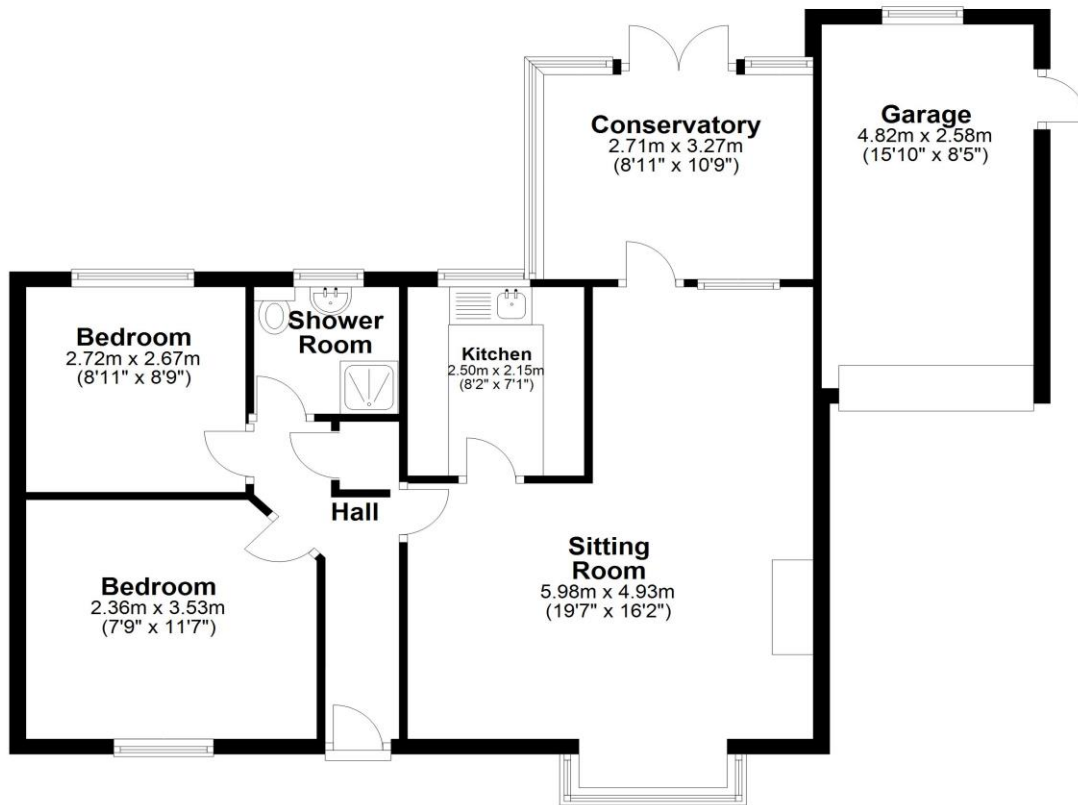
### Conservatory Approx 10'9 x 8'11 (3.27m x 2.71m)

A more recent addition to the property with French doors to the rear opening onto the terrace, as well as delightful views of the rear garden.



## Ground Floor

Approx. 79.8 sq. metres (858.5 sq. feet)



Total area: approx. 79.8 sq. metres (858.5 sq. feet)

### Master Bedroom Approx 11'7 x 7'9 (3.53m x 2.36m)

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

### Bedroom Two Approx 8'11 x 8'9 (2.72m x 2.67m)

Window to rear aspect.

### Shower Room

Recently refitted white suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, tiled walls and frosted to rear aspect.

### Outside

The property is located towards the end of a tucked away cul-de-sac and is accessed over a private drive providing off-road parking as well as giving access to the single garage with up and over door, power and light connected and personnel door to side.

The grounds are private in nature with generous wraparound gardens, which are predominately lawned with boundaries defined by a mixture of fencing and hedging.

### Local Authority

Mid Suffolk District

### Council Tax Band – C

### Services

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







Energy performance certificate (EPC)		
5 Pinecroft Way Needham Market IPSWICH IP6 8DQ	Energy rating <b>C</b>	Valid until: 5 March 2034 Certificate number: 3518-7174-8002-0007-9006

Property type	Detached bungalow
Total floor area	58 square metres

**Rules on letting this property**

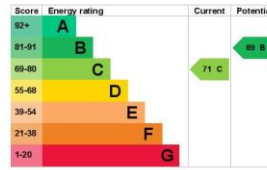
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<http://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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