



39 Ammonite Drive | Needham Market | Suffolk | IP6 8FJ

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39 Ammonite Drive, Needham Market, Suffolk, IP6 8FJ

“A spacious & immaculately presented two double bedroom semi-detached bungalow, located in an enviable tucked away position with ample off-road parking, well-maintained rear gardens & with the added benefit of no onward chain.”

Description

An exciting opportunity to acquire a spacious and immaculately presented two double bedroom semi-detached bungalow, located on the sought after St George's Park development and benefiting from a tucked away position towards the end of a no through road.

Other notable benefits include off-road parking and proportionate, thoroughly well-maintained rear gardens. The property is also offered with the added benefit 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:

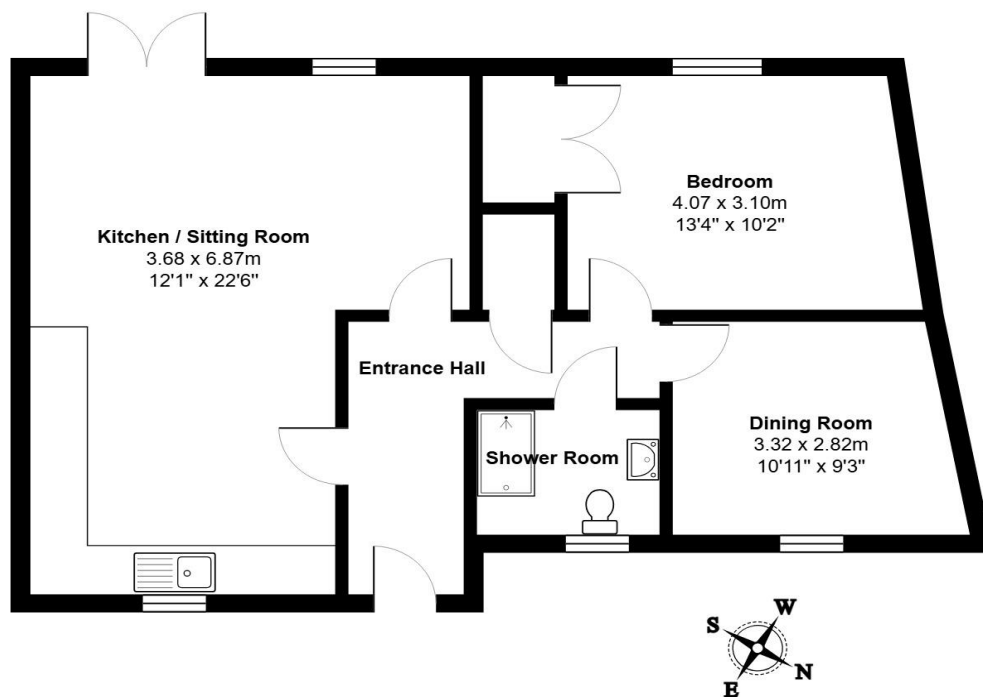
Entrance Hall

L-shaped and with tiled flooring, access to loft and door to generous storage cupboard with built-in shelving and cloak hanging space. Doors to:

Kitchen/Sitting Room Approx 22'6 x 12'1 (6.87m x 3.68m)

Light and airy open plan space comprising two distinct areas, firstly a fitted kitchen with a matching range of stylish, wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and





Total Area: 69.7 m² ... 750 ft²

chrome mixer tap. Integrated appliances include Neff oven and grill, four ring gas hob with extractor over, dishwasher, fridge/freezer and washer/dryer. Tiled flooring, window to front aspect and tiled splashbacks. Open plan to:

Sitting Room

Second door back through to hallway, window to rear aspect, French doors to the rear opening onto the terrace and generous built-in storage.

Master Bedroom Approx 13'4 x 10'2 (4.07m x 3.10m)

Substantial double room with windows to rear aspect enjoying delightful views of the rear gardens and built-in wardrobe.

Bedroom Two Approx 10'11 x 9'3 (3.32m x 2.82m)

Another double room, currently used as a dining area but ideal for a variety of uses. Window to front aspect.

Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled walls and flooring, extractor and window to front aspect.

Outside

The property enjoys an enviable position situated towards the end of a no through road and enjoying a slight frontage, being located behind a green space at the front of the property.

To the rear are proportionate, private and well-maintained rear gardens with boundaries defined by fencing, a terrace abutting the rear of the property and interspersed through the grounds are flower and shrub borders as well as raised beds. A side gate leads to both pedestrian side access and the parking area, which provides ample off-road parking.

Local Authority

Mid Suffolk District

Council Tax Band - C

Services

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

Agents Note

- We understand from our client the property benefits from the NHBC Guarantee.
- We understand that this property is subject to an annual maintenance charge, the current cost of which is in the region of £115.00.



Energy performance certificate (EPC)

39, Ansonite Drive Needham Market IPSWICH IP6 8PJ	Energy rating B	Valid until: 9 November 2030
		Certificate number: 4630-1439-8009-0860-0292
Property type Detached bungalow		
Total floor area 66 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 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



Disclaimer

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