



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

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 chrome mixer tap. Integrated appliances include Neff



# Awaiting Floor Plan

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   Approx**

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**

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

## **Bedroom Two   Approx**

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, Anemone 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.

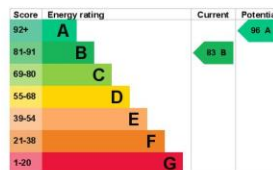
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/4630-1439-8009-0860-0292?print=true>

1/4



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