



23a Luff Meadow | Needham Market | Suffolk | IP6 8DP

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PROPERTIES

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23a Luff Meadow, Needham Market, Suffolk, IP6 8DP

“A spacious & immaculately presented three bedroom semi-detached house, located towards the end of a tucked away cul-de-sac with proportionate front & rear gardens, ample off-road parking, garage & no onward chain.”

Description

An excellent opportunity to acquire a spacious and immaculately presented three bedroom semi-detached family house, located towards the end of a tucked away cul-de-sac and just a stone's throw from Needham Market's historic High Street with its wide range of amenities.

Other notable benefits include well-maintained, proportionate front and rear gardens, ample off-road parking as well as detached single garage. There is also the advantage of the property being offered to the market with 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

With cloak hanging space and door to:

Cloakroom

White suite comprising w.c, hand wash basin with storage under, heated towel rail and frosted window to front aspect.

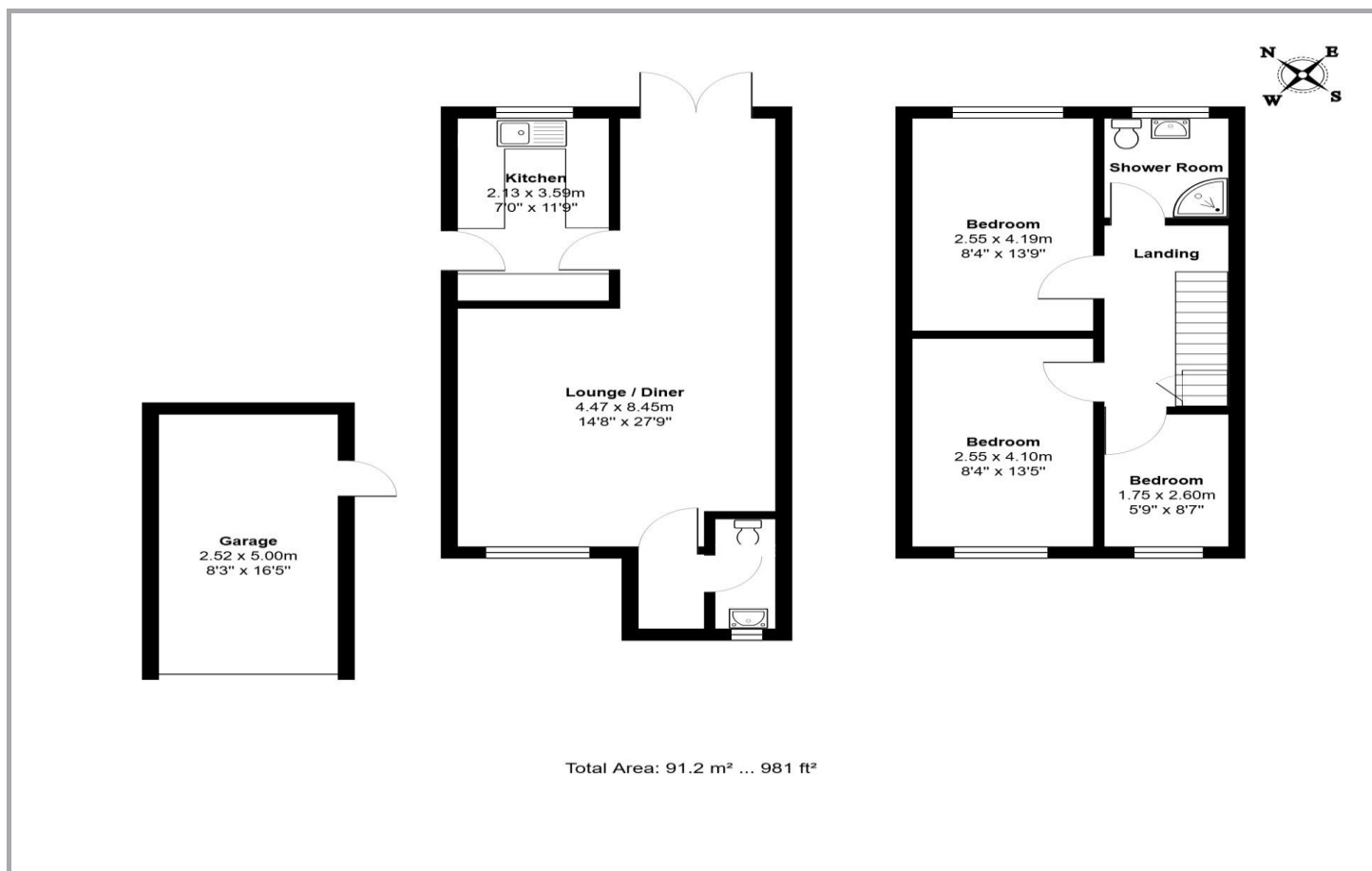
Sitting/Dining Room Approx 27'9 x 14'8 (8.45m x 4.47m)

Open-plan space with stairs rising to the first floor, window to front aspect, feature inset with electric coal-effect fireplace with wooden mantel surround, spotlights, French doors to the rear opening onto the terrace and door to:

Kitchen Approx 11'9 x 7' (3.59m x 2.13m)

Stylish and well-appointed matching wall and base units with wooden worktops over and inset with stainless steel sink and chrome mixer tap. Integrated appliances include Neff oven, fridge/freezer, four ring gas hob with extractor over, dishwasher





and washing machine. Personnel door to side, window to rear aspect and spotlights.

First Floor Galleried Landing

Door to airing cupboard housing the hot water cylinder and incorporating shelving and doors to:

Master Bedroom Approx 13'9 x 8'4 (4.19m x 2.55m)

Double room with access to loft and window to rear aspect.

Bedroom Two Approx 13'5 x 8'4 (4.10m x 2.55m)

Double room with window to front aspect.

Bedroom Three Approx 8'7 x 5'9 (2.60m x 1.75m)

Window to front aspect.

Shower Room

White suite comprising w.c, hand wash basin with storage under, corner tiled shower cubicle, tiled walls, heated towel rail, frosted window to rear aspect, spotlights and extractor.

Outside

The property is located in an enviable position towards the end of this much desired, ideally located tucked away cul-de-sac and is accessed over a shared entrance way, which in turn leads to a private drive. This provides ample off-road parking as well as giving access to the single detached garage. The garage is fitted with an up and over door with power and light connected and personnel door to side.

The front and rear gardens are predominately lawned and well-maintained with a terrace abutting the rear of the property as well as incorporating an additional sun terrace.

The rear gardens are divided into two distinct areas, with

boundaries defined by a mixture of fencing and a brick wall. One of these main areas is made up of a selection of extensively looked after raised beds.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

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





Disclaimer

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Energy performance certificate (EPC)

23a Luff Meadow Needham Market IPSWICH IP6 8DP	Energy rating C	Valid until: 3 March 2035
		Certificate number: 2180-9707-6050-0101-4901
Property type	Semi-detached house	
Total floor area	79 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.

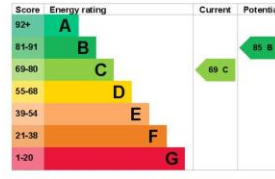
See [how to improve this property's energy efficiency](#).

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



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