



17 High Street | Needham Market | Suffolk | IP6 8AL

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PROPERTIES

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# 17 High Street, Needham Market, Suffolk, IP6 8AL

*“A spacious & characterful three double bedroom town house, located on Needham Market’s historic High Street & with predominately south-facing rear gardens, extensive off-road parking & detached outbuilding.”*

## Description

A spacious, characterful yet unlisted three double bedroom town house, set slightly back from the road and standing proudly on Needham Market’s historic High Street, just a stone’s throw from the town’s wide range of amenities.

Notable features include predominately south-facing, proportionate rear gardens, sizable detached outbuilding ideal for a variety of uses and extensive off-road parking to the rear, accessed via School Street.

## 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 attractive window through to the main reception room and door to:

### Sitting Room Approx 14’9 x 14’1 (4.49m x 4.29m)

Characterful, generous space extending across the front of the property and benefiting from two bay shaped sash windows to front aspect, part brick floor, inset with fireplace with cast iron surround and mantel over and door to:

### Boot Room

L-shaped with personnel door back to front, built-in shelving, built-in storage and cloak hanging space.

### Inner Hall

With stairs rising to the first floor and doors to:

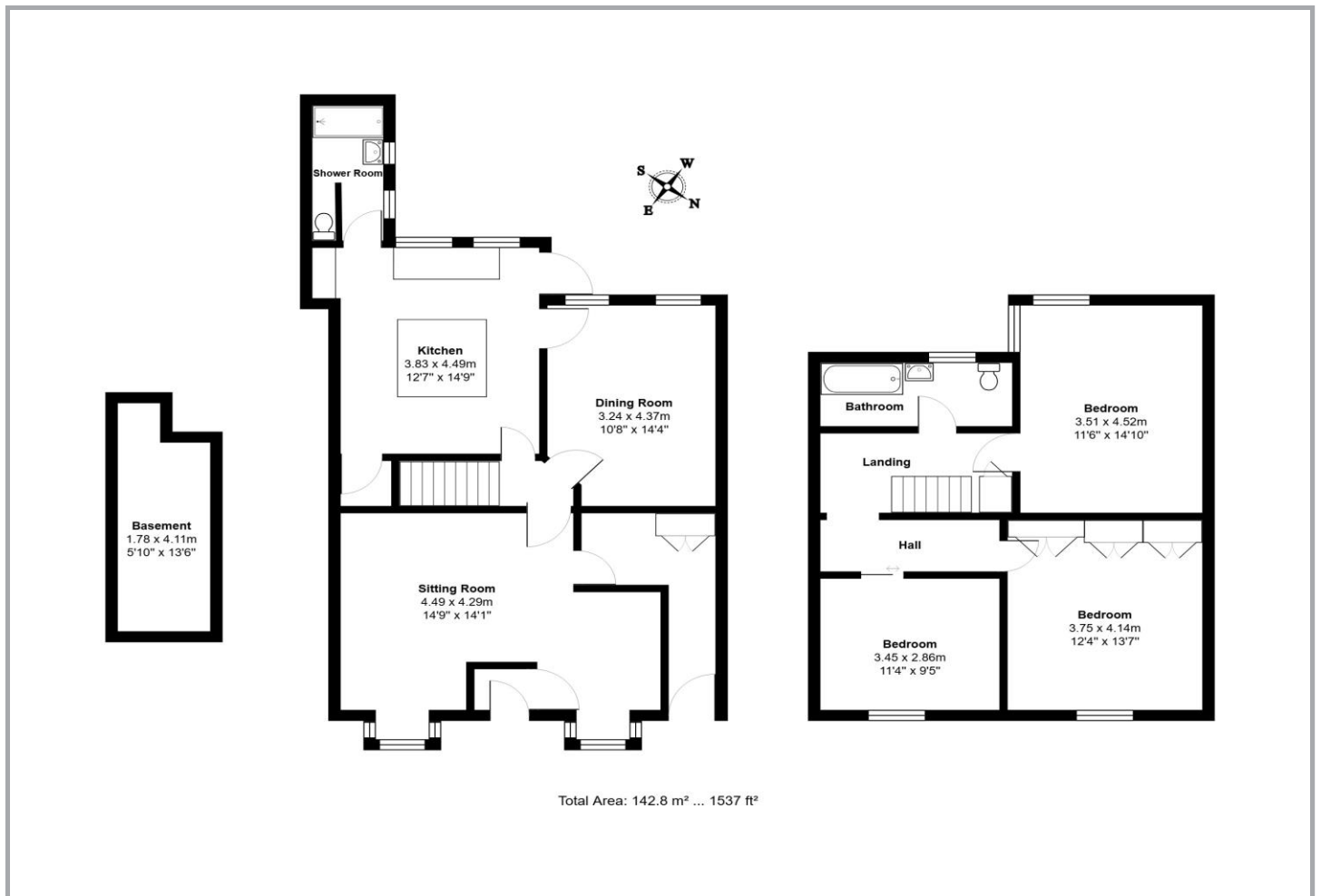
### Dining Room Approx 14’4 x 10’8 (4.37m x 3.24m)

Feature inset with timber surround and two windows to rear aspect overlooking the rear gardens. Second door back through to kitchen.

### Kitchen/Breakfast Room Approx 14’9 x 12’7 (4.49m x 3.83m)

Fitted with a matching range of wall and base units with Quartz worktops over and inset with sink, drainer and chrome mixer tap. Integrated appliances include oven, grill and dishwasher. Space for white goods and American style fridge/freezer, feature island incorporating breakfast bar and four ring halogen hob. Tiled flooring, skylight, door to cellar, personnel door to rear opening onto the terrace and door to:





#### Ground Floor Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled flooring, partly tiled walls and frosted window to side aspect.

#### First Floor Split Level Landing

Access to loft, door to cupboard housing the fuse board, feature fireplace and doors to:

#### Master Bedroom Approx 13'7 x 12'4 (4.14m x 3.75m)

Double room with sash window to front aspect, oak flooring and built-in wardrobes.

#### Bedroom Two Approx 11'4 x 9'5 (3.45m x 2.86m)

Double room with sash windows to front aspect.

#### Bedroom Three Approx 14'10 x 11'6 (4.52m x 3.51m)

Double room with double aspect windows to the rear and side and open to under eaves storage area. Please note sloping ceiling.

#### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tongue and groove panelling, partly tiled walls, spotlights and frosted window to rear aspect.

#### Outside

The property stands proudly on Needham Market's historic High Street and is set slightly back from the road and enjoys an attractive front elevation with two bay windows.

To the rear are generous, predominantly lawned formal gardens with a terrace abutting the rear of the property and incorporating a timber storage shed and detached outbuilding. This is ideal for a variety of uses, but currently used as a home office. There is also an additional sun terrace and towards the end of the grounds through a personnel gate, is the extensive gravelled off-road parking area, accessed via School Street.

The grounds are established and private in nature and the boundaries are defined by a mixture of fencing and flint wall, as well as being

interspersed with mature specimen trees.

#### Local Authority

Mid Suffolk District Council

#### Council Tax Band – E

#### Services

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





## Energy performance certificate (EPC)

17 High Street Needham Market IPSWICH IP6 8AL	Energy rating <b>D</b>	Valid until: 10 March 2035
		Certificate number: 1920-9178-0082-9006-1523
Property type	Mid-terrace house	
Total floor area	135 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 D. It has the potential to be C.

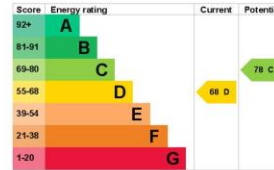
See [how to improve this property's energy efficiency](#).

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/1920-9178-0082-9006-1523?print=true>

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