



20 Chainhouse Road | Needham Market | Suffolk | IP6 8EP

Guide Price: £280,000

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20 Chainhouse Road, Needham Market, Suffolk, IP6 8EP

“A superb opportunity to acquire this spacious four-bedroom extended family home offering off-road parking, garage & being conveniently located to everyday amenities.”

Description

A beautifully presented four-bedroom substantially extended semi-detached family home situated on this popular development within Needham Market.

The accommodation comprises: entrance hall, cloakroom, open/plan sitting/dining room, kitchen, first floor landing, four bedrooms, shower room and family bathroom.

The property offers a fabulous light and airy open-plan living space, a modern fitted kitchen and good size bedrooms. Further benefits include gas fired central heating, sealed unit double glazing, a useful laundry room located to the rear of the garage, solar panels, mainly wood-boarded flooring to the ground floor and laminate flooring upstairs.

Outside to the front is a driveway providing off-road parking and access to the integral single garage. The enclosed rear garden is neatly maintained with patio areas and summerhouse with adjoining storage shed.

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 butchers, bakers, tea shops/cafes, public houses and 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 events throughout the year, including street fairs, 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 comprises:

Part-glazed front door to:

Entrance Hall

Coved ceiling, wood-boarded flooring, cupboard housing meters and solar panel controls, glazed door to sitting/dining room and door to:

Cloakroom

Comprising low-level flushing w.c, vanity sink unit, tiled splash-back, radiator, frosted window to side elevation, wood-boarded flooring and coved ceiling.

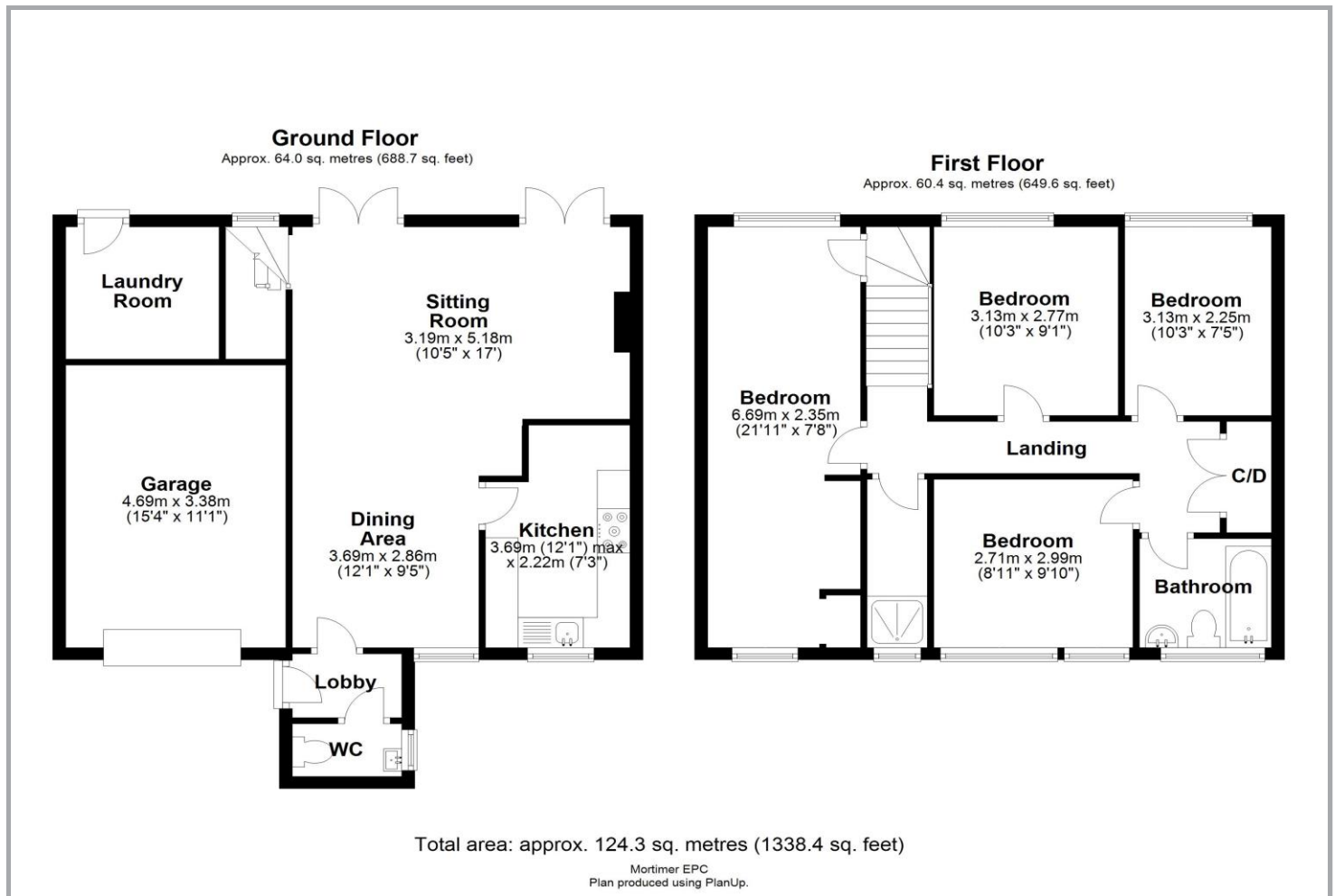
Open-Plan Sitting/Dining Room

Dining Area Approx 12'1 x 9'5 (3.69 x 2.86m)

Sitting Room Approx 17' x 10'5 (5.18m x 3.19m)

An impressive living area which is both spacious and light offering window to front elevation, twin French doors opening to the rear garden, small window to rear elevation, wood-boarded flooring, coved ceiling, two radiators, stairs to first floor and door to:





Kitchen Approx 12'1 max x 7'3 (3.69m max x 2.22m)

A modern fitted kitchen comprising single bowl sink unit with mixer tap over, wooden work surfaces with a range of base cupboards and drawers under, matching eye-level units, part-tiled walls, Leisure range style five ring gas hob with double oven and grill under (negotiable), tiled splash-back, space for fridge freezer, wall-mounted Worcester gas fired boiler, slate tiled flooring and window to front elevation.

First Floor Landing

Built-in storage cupboard with shelving, access to loft and doors to:

Bedroom Approx 21'11 x 7'8 (6.69m x 2.35m)

Window to front and rear elevations, radiator, built-in storage cupboard, storage alcove and laminate flooring.

Shower Room

Large fully tiled shower cubicle, ceiling down-lighters/extractor, heated towel ladder, laminate flooring and coved ceiling.

Bedroom Approx 10'3 x 9'1 (3.13m x 2.77m)

Window to rear elevation, laminate flooring, radiator and coved ceiling.

Bedroom Approx 10'3 x 7'5 (3.13m x 2.25)

Window to rear elevation, radiator, laminate flooring, coved ceiling and access to loft.

Family Bathroom

Comprising panel bath, low-level flushing w.c, pedestal hand wash basin, frosted window to front elevation, heated towel ladder, part-tiled walls, ceiling down-lighters and extractor fan.

Bedroom Approx 9'10 x 8'11 (2.99m x 2.71m)

Full-height window and further high-level window to front elevation, radiator, laminate flooring and coved ceiling.

Outside

To the front of the property is a driveway providing off-road parking and access to the single garage.

Garage

Fitted with a recently installed electric roller door, power, light and door to:

Utility/Laundry Room

Space for washing machine and tumble dryer and door to rear garden.

The remainder of the front garden is mainly laid to lawn with a pebble border, outside tap and there is a side pedestrian gate allowing access to the rear garden.

The enclosed rear garden is neatly maintained and mainly laid to lawn with areas of patio and a decked area housing a delightful summerhouse with attached storage shed.

Agents Note

The solar panels are on a lease agreement, details of which can be obtained from our office.





Energy performance certificate (EPC)

20 CHAINHOUSE ROAD
NEEDHAM MARKET
IPSWICH
IP6 8EP

Energy rating
B

Valid until: 28 July 2031
Certificate number: 0239-1209-4209-8103-1400

Property type Semi-detached house

Total floor area 102 square metres

Rules on letting this property

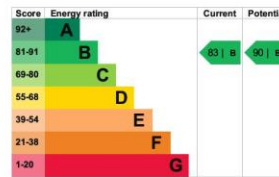
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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.digital.communities.gov.uk/energy-certificate/0239-1209-4209-8103-1400?print=true>

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