



2 Sparrows Yard | Needham Market | Suffolk | IP6 8AJ

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# 2 Sparrows Yard, Needham Market, Suffolk, IP6 8AJ

*“A superb opportunity to acquire this three-bedroom mid-terrace family home offering a useful attic room, parking, garage & being conveniently close to lovely walks & everyday amenities.”*

## Description

A delightful three-bedroom family home enjoying a pleasant tucked away position yet only footsteps from a network of footpaths in the direction of both Needham Lakes and Alder Carr Farm and within easy walking distance via the old 'Cattle Pass' to the town centre, local amenities and rail station

The accommodation comprises: entrance hall, cloakroom, kitchen, living/dining room, first floor landing, three bedrooms, bathroom and second floor attic room.

The property is well-presented throughout and benefits from laminate flooring to the ground floor, a good size useful attic room, gas central heating, double glazing and feature brick open fireplace to the living room (not tested).

Outside the property is approached via a shared driveway where there is parking for one vehicle and visitor parking. A short walk from the property is a single garage located within a block. The rear garden has been attractively decked for low maintenance and provides fabulous area in which to sit and enjoy the outside space. Within the garden is a useful garden shed and pedestrian gated access leading out to the rear of the property.

## 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.

## Directions

From Needham's High Street turn into Bridge Street and proceed under the railway bridge and into Crown Street. Continue along Crown Street until you reach Sparrows Yard on the left-hand side.

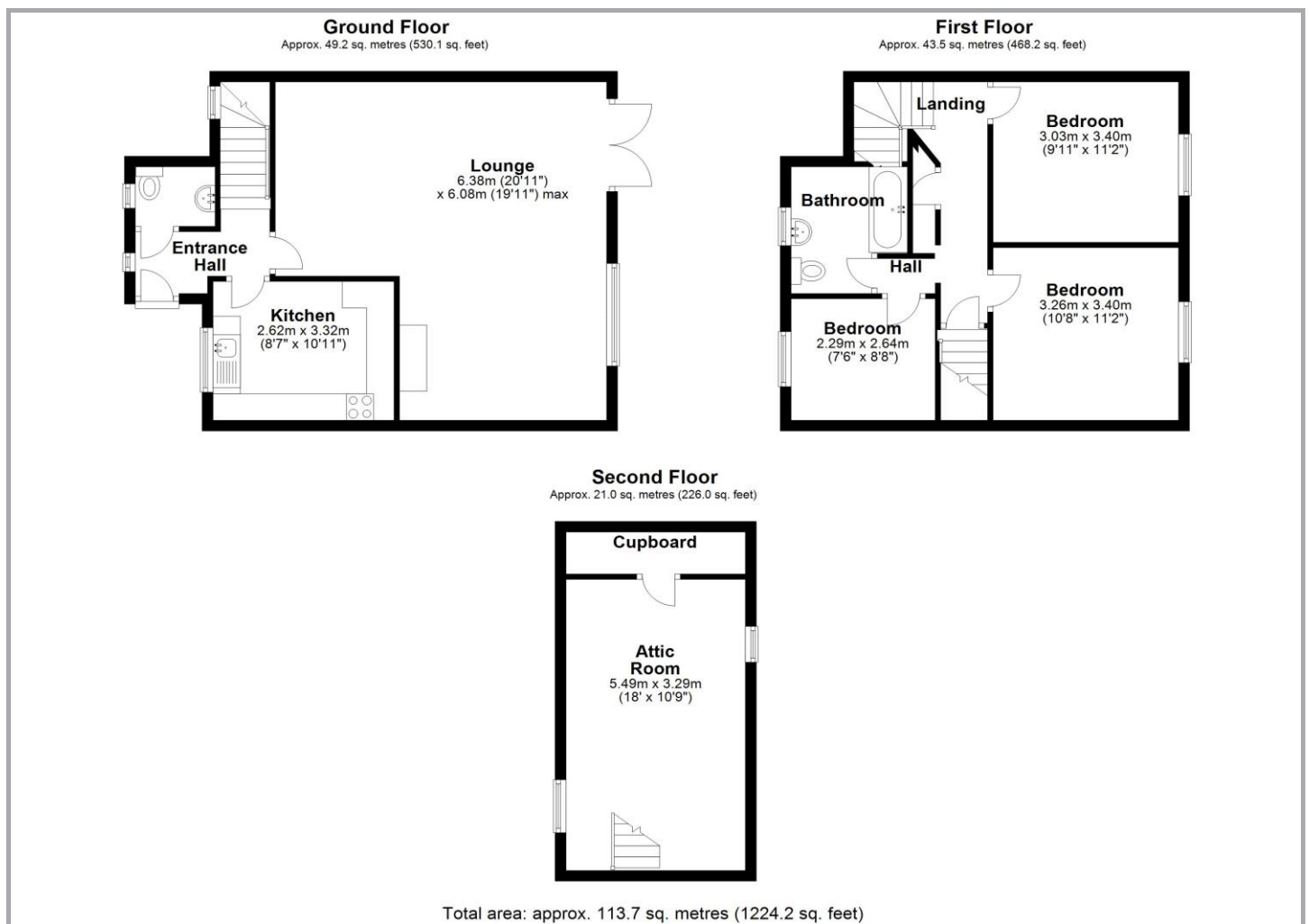
## The accommodation comprises:

Front door with glazed panel to:

### Entrance Hall

Window to front elevation, stairs to first floor, built-in storage cupboard, ceiling down-lighters, laminate flooring and doors to:





### Cloakroom

Comprising low-level flushing w.c, pedestal hand wash basin, radiator, frosted window to front elevation, part-tiled walls, built-in storage cupboard, housing for gas fired boiler and laminate flooring.

### Kitchen Approx 10'11 x 8'7 (3.32m x 2.62m)

Fitted with one and a half bowl stainless steel sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units incorporating glazed display units, tiled splash backs, built-in Bosch four ring electric hob with built-in Bosch electric oven under, space for washing machine, window to front elevation, coved ceiling and laminate flooring.

### Living/Dining Room Approx 20'11 x 19'11 max (6.38m x 6.08m)

Window to rear elevation, French doors to outside, two radiators, feature brick fireplace, ceiling down-lighters, understairs storage cupboard and laminate flooring.

### First Floor Landing

Built-in linen cupboard, stairs to second floor, exposed brickwork and doors to:

### Bedroom Approx 11'2 x 9'11 (3.40m x 3.03m)

Velux window to rear elevation, radiator and coved ceiling.

### Bedroom Approx 11'2 x 10'8 (3.40m x 3.26m)

Velux window to rear elevation, radiator, storage cupboard, coved ceiling, ceiling down-lighters and bedside wall-mounted lights.

### Bedroom Approx 8'8 x 7'6 (2.64m x 2.29m)

Velux window to front elevation, radiator and coved ceiling.

### Bathroom

Comprising panel bath with central mixer tap and separate hand-held shower attachment, low-level flushing w.c with concealed cistern, vanity sink unit, storage cupboards, tiled flooring, tiled walls, shaver point and Velux window to front elevation.

### Second Floor Attic Room Approx 18' x 10'9 (5.49m x 3.29m)

Sloping ceiling, two Velux windows, storage cupboard and eaves storage.

### Outside

To the front, the property is approached via a shared driveway where there is parking for one vehicle and visitor parking. A short walk away from the property is a single garage within a block.

The enclosed rear garden is accessed via the French doors in the living room and attractively decked for low maintenance and providing a lovely space for entertaining and enjoying the outside space. Within the garden is a useful garden shed, courtesy lighting, outside tap and there is a pedestrian gate which leads to a pathway at the rear of the property.





### Energy performance certificate (EPC)

2 Sparrows Yard  
Crown Street  
Needham Market  
IPSWICH  
IP6 8AJ

Energy rating  
**C**

Valid until: 22 April 2028  
Certificate number: 8002-1775-6229-0426-0483

Property type

Mid-terrace house

Total floor area

105 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 C. 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



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