



4 Chalkeith Road | Needham Market | Suffolk | IP6 8HA

Guide Price: £295,000

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# 4 Chalkeith Road, Needham Market, Suffolk, IP6 8HA

*“A superb opportunity to acquire this two-bedroom semi-detached bungalow offering lots of potential for the incoming owner to put their own stamp and make their own.”*

## Description

A delightful two-bedroom semi-detached bungalow enjoying an elevated position, generously sized garden, off-road parking, garage and no chain beyond.

The accommodation comprises: entrance hall, sitting room, kitchen, conservatory, shower room and two bedrooms.

The property which is situated within easy reach of Needham's High Street and local amenities, further benefits from gas fired central heating, solar panels, double glazing and conservatory.

Outside to the front, a driveway provides off-road parking and access to the detached garage. The attractive rear garden is of good size and is mainly laid to lawn with a variety of mature trees and shrubs. Also within the garden is a summerhouse and useful detached timber 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 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 comprises:

Glazed door to:

### Entrance Hall

Radiator, access to loft, wall-lights, coved ceiling, dado rail, cupboard housing electric meters, doors to kitchen, both bedrooms, shower room and door to:

### Sitting Room Approx 17' x 9' max (5.19m x 2.74m max)

Large window to front elevation, feature brick fireplace with inset gas fire, coved ceiling, radiator and glazed sliding door to:

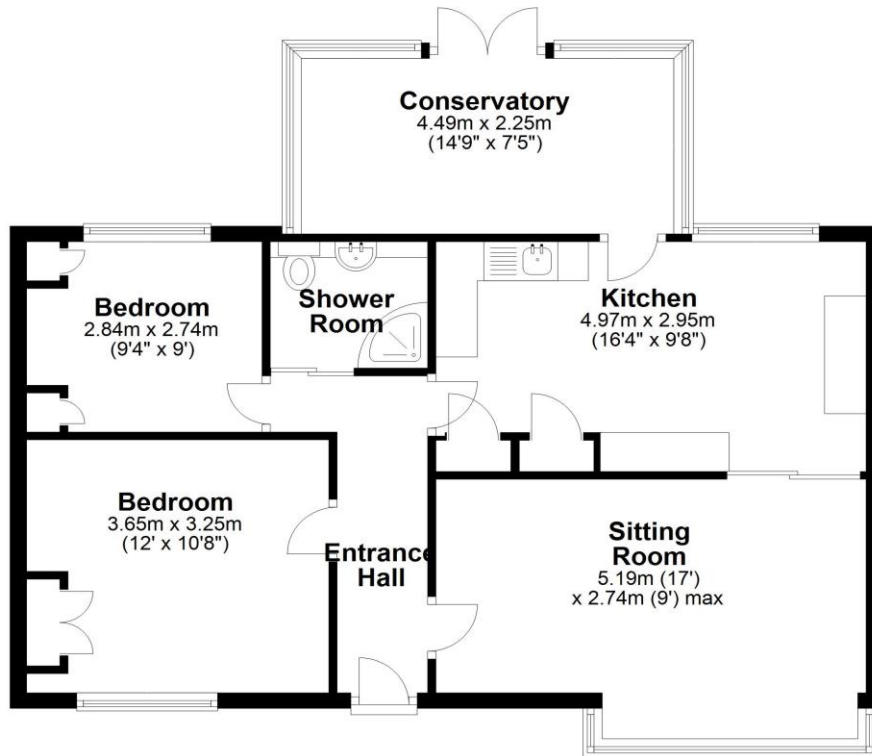
### Kitchen Approx 16'4 x 9'8 (4.97m x 2.95m)

Comprising single bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-



## Ground Floor

Approx. 70.9 sq. metres (763.4 sq. feet)



Total area: approx. 70.9 sq. metres (763.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### 4 Chalkeith Rd, Needham

level units, tiled splash backs, built-in double oven, space for fridge, cupboard housing gas fired boiler, radiator, two windows to rear elevation, wall-lights, covered ceiling and glazed door to:

#### **Conservatory Approx 14'9" x 7'5" (4.49m x 2.25m)**

Glazed on three sides, tiled flooring, wall-lights and plumbing for washing machine.

#### **Shower Room**

Comprising corner shower, vanity sink unit with storage cupboards, low-level flushing w.c with concealed cistern, part-tiled walls, tiled floors, frosted window to rear elevation and covered ceiling.

#### **Bedroom Approx 9'4" x 9' (2.84m x 2.74m)**

Window to rear elevation, radiator, covered ceiling and a range of fitted wardrobes and overbed storage cupboards.

#### **Bedroom Approx 12' x 10'8" (3.65m x 3.25m)**

Window to front elevation, radiator, covered ceiling and a range of fitted wardrobes cupboards incorporating drawer storage.

#### **Outside**

To the front of the property is a driveway providing off-road parking and access to the single garage which is located within the rear garden.

The attractive rear garden is of good size and affords lovely countryside views. The garden has been designed to create many areas of interest which include a patio area from the conservatory, a pond with feature bridge leading to the summerhouse, areas laid to lawn with flower and shrub borders and a variety of trees which include fruit trees. The garden is mainly enclosed by fencing and further offers a useful garden shed.



#### **Agents Note**

We have been advised that the solar panels are on a lease agreement, details of which are available from our office.





#### Disclaimer

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### Energy performance certificate (EPC)

4, Chalketh Road  
Needham Market  
IP31WQ1  
IP6 8DQ

Energy rating  
**D**

Valid until: 3 November 2023

Certificate number: 8399-6741-5529-6907-9973

Property type Semi-detached bungalow

Total floor area 62 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 D. It has the potential to be A.

[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



Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)