



6 Badger Close | Needham Market | Suffolk | IP6 8FB

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6 Badger Close, Needham Market, Suffolk, IP6 8FB

“A superbly presented four-bedroom Hopkins Homes built family home offering off-road parking, carport, garage and delightful enclosed rear garden.”

Description

An immaculately presented Hopkins Homes built linked-detached family home situated in the popular market town of Needham Market.

The spacious accommodation comprises: entrance hall, sitting room, cloakroom, kitchen/dining room, with utility space, first floor landing, three double bedrooms, en-suite to master bedroom further single bedroom and family bathroom.

The property is superbly presented throughout and the current owners have upgraded several features including the contemporary style kitchen units and Mistral work tops along with ceiling down-lighters and LVT flooring to the ground floor and a second shower to the bathroom. Further benefits include sealed unit double glazing, gas central heating, well-proportioned rooms, built-in wardrobe cupboards and an extended patio.

Outside there is a driveway providing off-road parking, carport and single garage. A side gate opens to the rear garden which is fully enclosed and mainly laid to lawn with a selection of trees.

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:

Solid front door with transom window above to:

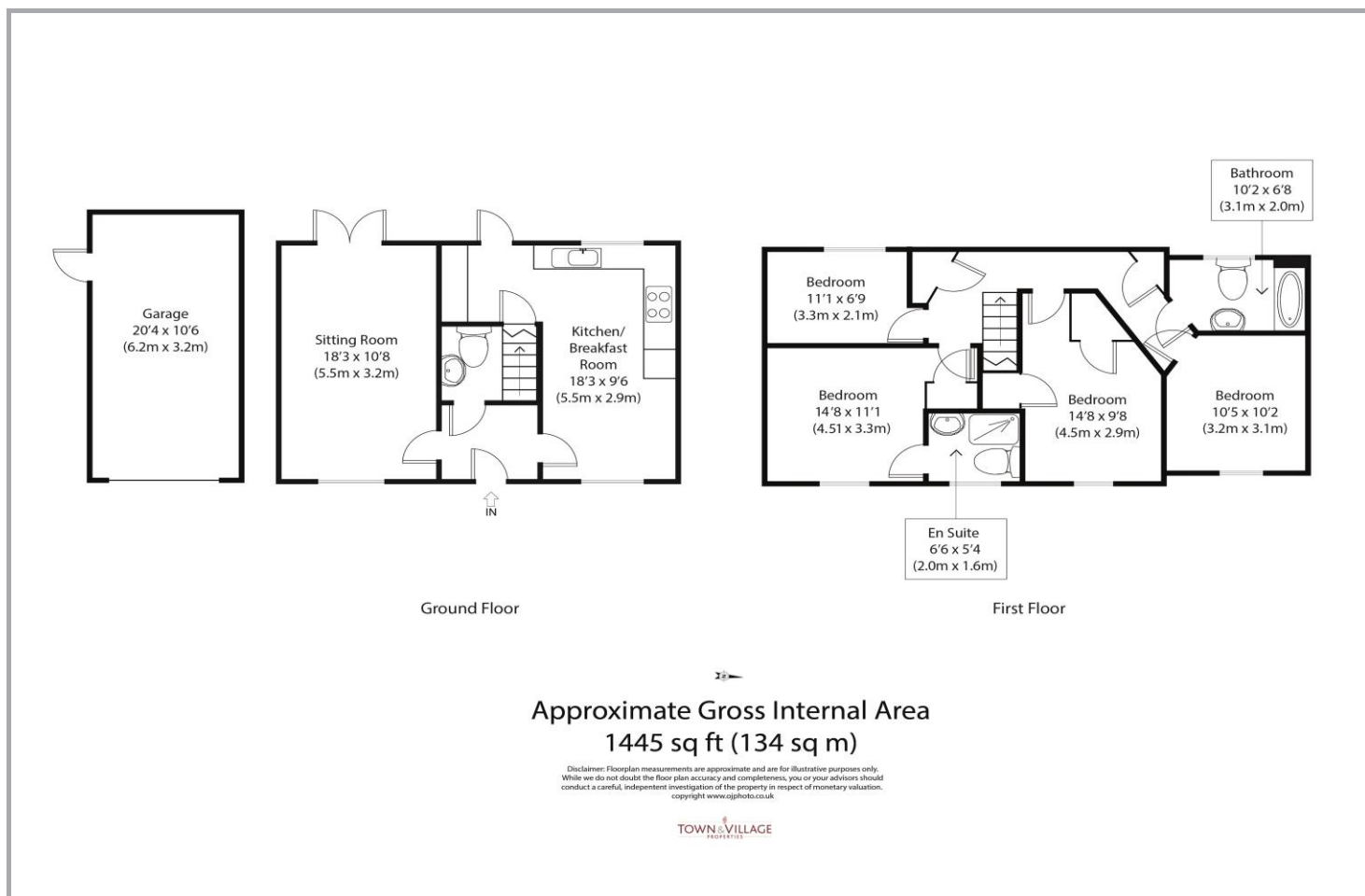
Entrance Hall

Stairs to first floor, radiator, coved ceiling, replacement light fitting, LVT flooring and doors to:

Sitting Room Approx 18'3 x 10'8 (5.5m x 3.2m)

Sash window to front elevation, French doors to rear, coved ceiling, radiator, feature fireplace with inset coal effect gas fire and LVT flooring.





Cloakroom

Comprising low-level flushing w.c, pedestal hand wash basin, tiled splash back, radiator, coved ceiling, ceiling down-lighters, extractor fan and LVT flooring.

Kitchen/Dining Room Approx 18'3 x 9'6 (5.5m x 2.9m)

A striking contemporary styled fitted kitchen comprising one and a half bowl sink unit with mixer tap over, Mistral worktops with matching returns, base cupboards and drawers under, eye-level units, integrated fridge/freezer, built-in Neff four ring gas hob with Neff extractor fan over, Neff electric double oven under, space for dishwasher, sash window to the front and further casement window to the rear, radiator, LVT flooring, ceiling down-lighters and open to;

Utility Area

Space for dishwasher and tumble dryer with Mistral worktops and returns over additional cupboards above and tall upright cupboard housing Idea gas fired boiler, half glazed back door and under stairs cupboard with power sockets providing storage and access to broadband master supply.

First Floor Galleried Landing

Radiator, built-in airing cupboard housing hot water cylinder with slatted shelving, further built-in storage cupboard with shelf, window to rear elevation and doors to:

Bedroom One Approx (14'8 x 11'1 (4.51m x 3.3m)

Sash window to front elevation, radiator, coved ceiling, built-in wardrobe cupboards and door to:

En-Suite Shower Room Approx 6'6 x 5'4 (2.0m x 1.6m)

Comprising fully tiled shower cubicle, low-level flushing w.c, pedestal hand wash basin, tiled splash backs, frosted window to front elevation, extractor fan and shaver socket.

Bedroom Four Approx 11'1 x 6'9 (3.3m x 2.1m)

With double sliding wardrobe, window to rear elevation, radiator, access to loft and coved ceiling.

Bedroom Two Approx 14'8 x 9'8 (4.51m x 2.9m)

Sash window to front elevation, radiator, coved ceiling and two built-in storage cupboards.

Family Bathroom Approx 10'2 x 6'8 (3.1m x 2.0m)

Comprising panel bath with thermostatic shower and separate hand-held shower attachment, shower screen, part-tiled walls, extractor fan, shaver socket, frosted window to rear elevation and radiator.

Bedroom Three Approx 10'5 x 10'2 (3.2m x 3.1m)

Window to front elevation, radiator and access to loft.

Outside

To the front of the property are neatly planted shrub borders and an entrance path. To the side is a block paved driveway providing off-road parking for 2 cars and access through the carport to the single garage. The garage is fitted with an up and over door, power, light and a personnel door to the rear garden, and has access to a loft space for additional storage.

A side pedestrian gate allows access into the westerly facing rear garden, which is neatly maintained and mainly laid to lawn with a selection of young trees, a good-sized patio for entertaining with outside courtesy lighting and a tap.



Disclaimer

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Energy performance certificate (EPC)

6, Badger Close
Needham Market
IP31WGH
IP6 8FB

Energy rating
B

Valid until: 12 July 2031
Certificate number: 0380-3787-0030-2499-3275

Property type Semi-detached house

Total floor area 116 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 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



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