



16 Flint Drive | Needham Market | Suffolk | IP6 8FL

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16 Flint Drive, Needham Market, Suffolk, IP6 8FL

“An impressive four-bedroom Hopkins Homes built family home offering off-road parking, garage and beautifully landscaped rear garden.”

Description

A superbly presented Hopkins Homes built four-bedroom detached family home situated in the popular market town of Needham Market and within easy reach of everyday amenities.

The accommodation comprises: entrance hall, sitting room, study, cloakroom, kitchen/dining room, utility room, first floor landing, four bedrooms, en-suite to master bedroom and family bathroom.

The property is beautifully presented throughout and offers a stunning, spacious kitchen/dining room with French doors opening to the rear patio, gas fired central heating, sealed unit double glazing, fitted wardrobes to all bedrooms and fitted window shutters to both the sitting room and study.

Outside to the front, is a block paved driveway providing off-road parking, access to the detached single garage and pedestrian gate which allows access into the rear garden.

The rear garden is beautifully maintained and attractively landscaped to provide a fabulous outside space to host and entertain.

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 to:

Entrance Hall

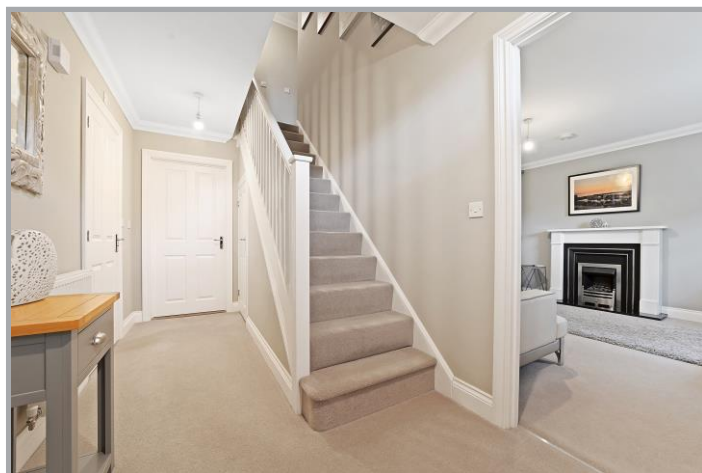
Stairs to first floor, radiator, coved ceiling, under stair storage cupboard and doors to:

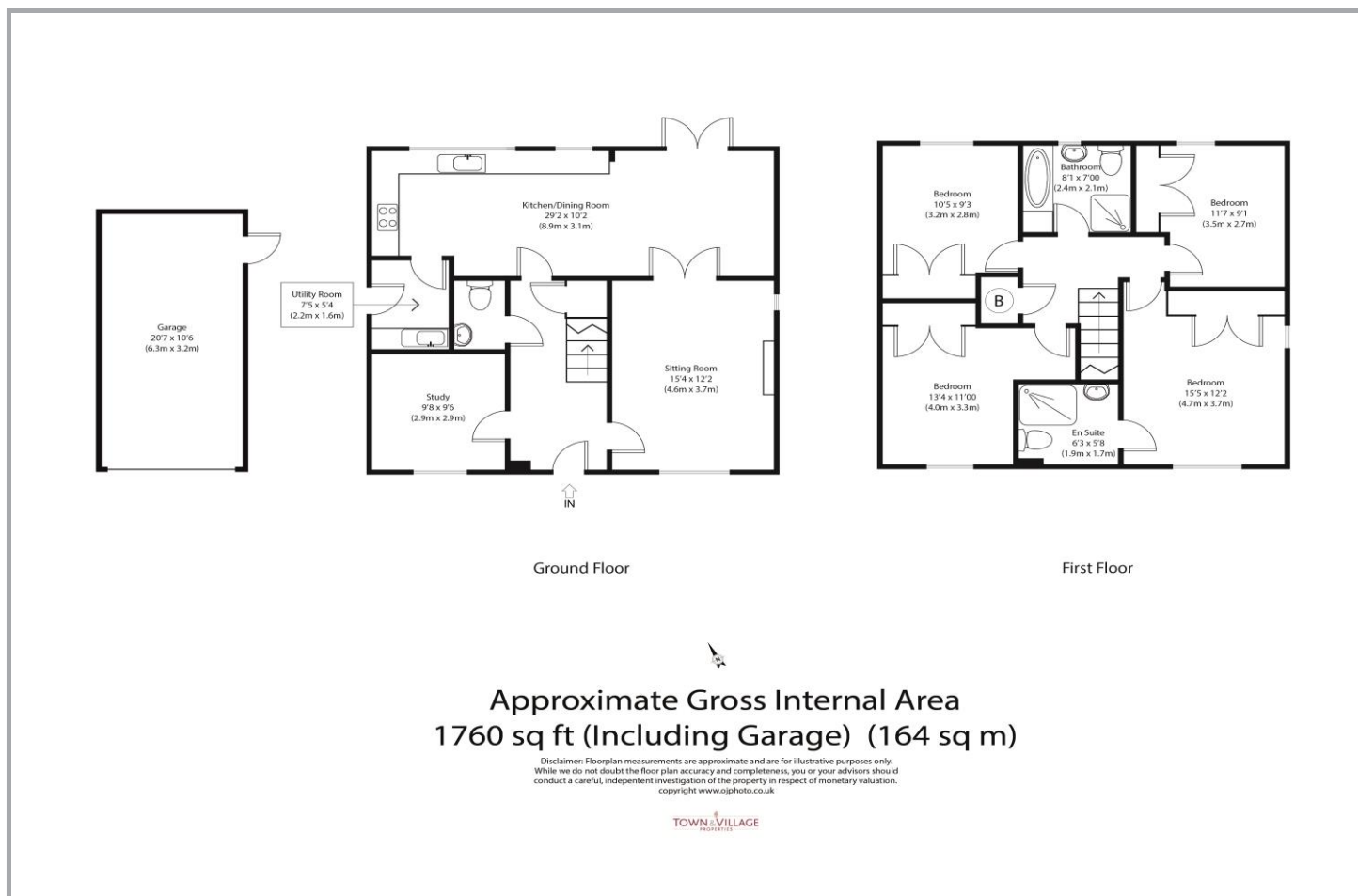
Sitting Room Approx 15'4 x 12'2 (4.6m x 3.7m)

Window to front and side elevations with fitted shutters, two radiators, coved ceiling, feature fireplace with inset coal effect gas fire and double doors opening to the kitchen/dining room.

Study Approx 9'8 x 9'6 (2.9m x 2.9m)

Window to front elevation with fitted shutters, radiator and coved ceiling.





Cloakroom

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

Kitchen/Dining Room Approx 29'2 x 10'2 (8.9m x 3.1m)

An attractively designed, spacious kitchen comprising stainless steel one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, integrated Hotpoint dishwasher, integrated washing machine, integrated fridge and freezer, built-in six plate Range Master cooker with double ovens, Range Master extractor fan over, two radiators, tiled flooring, coved ceiling, double doors to sitting room, French doors to rear patio and door to:

Utility Room Approx 7'5 x 5'4 (2.2m x 1.6m)

Fitted with stainless steel single bowl sink unit with mixer tap over, work surface with base cupboards under, space for washing machine, wall-mounted cupboard housing Ideal gas fired boiler, tiled splash backs, tiled flooring, coved ceiling, radiator and part-glazed door to side driveway.

First Floor Part-Galleried Landing

Access to loft, coved ceiling, radiator, built-in airing cupboard housing the hot water cylinder with slatted shelving and doors to:

Bedroom Approx 15'2 x 12'2 (4.7m x 3.7m)

Window to front and side elevations, radiator, built-in wardrobe, coved ceiling and door to:

En-Suite Shower Room

Comprising fully tiled shower cubicle, pedestal hand wash basin, tiled splash back, low-level flushing w.c, radiator, shaver socket, extractor fan, laminate flooring, coved ceiling and window to front elevation.

Bedroom Approx 11'7 x 9'1 (3.5m x 2.7m)

Window to rear elevation, radiator, coved ceiling and built-in wardrobe.

Family Bathroom

Comprising panel bath with mixer tap and separate hand-held shower attachment over, fully tiled shower cubicle, low-level flushing w.c, radiator, part-tiled walls, coved ceiling, window to rear elevation, laminate flooring, shaver socket and extractor fan.

Bedroom Approx 10'5 x 9'3 (3.2m x 2.8m)

Window to rear elevation, radiator, coved ceiling and built-in wardrobe.

Bedroom Approx 13'4 x 11' (4.0m x 3.3m)

Window to front elevation, radiator, coved ceiling and built-in wardrobe.

Outside

To the front of the property, a central pathway leads to the front door with lawn to either side and attractively edged by low hedging. To the side, a block paved driveway provides off-road parking, access to the single garage and a pedestrian gate which allows access into the rear garden.

The rear garden has been beautifully landscaped by the current owners to create a fabulous outside space, both for entertaining and the enjoyment of the garden. The garden is private in nature and has been designed to include two delightful patios, an attractive decked area with pergola over, well-stocked raised flower beds, planted borders and areas laid to lawn. Also within the garden is an outside tap and two outside power sockets.

Garage

Fitted with an up and over door, power, light and a personnel door opening into the rear garden.



Energy performance certificate (EPC)

16, Flint Drive
Needham Market
IP39 6JH
IP6 8FL

Energy rating
B

Valid until: 30 June 2029
Certificate number: 0298-0058-7313-6241-8954

Property type Detached house

Total floor area 144 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 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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