



17 Luff Meadow | Needham Market | Suffolk | IP6 8DP

Guide Price: £250,000

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17 Luff Meadow, Needham Market, Suffolk, IP6 8DP

“An enviably positioned two-bedroom semi-detached chalet bungalow with delightful private garden, garage, off-road parking & no onward chain.”

Description

Situated in a convenient location towards the end of this ‘tucked away’ cul-de-sac on the outskirts of the ever-popular Needham Market is this two-bedroom semi-detached chalet bungalow offered to the market with no onward chain.

Notable benefits include gas fired central heating, off-road parking, single garage and private enclosed rear gardens.

The accommodation comprises:

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 in more detail comprises:

Front door to:

Entrance Hall

With doors to:

Bathroom

White suite comprising w.c, hand wash basin, corner tiled shower cubicle, mirrored bathroom cabinet with shelving, tiled walls, frosted window to side aspect and heated towel rail.

Dining Room Approx 11'4 x max x 9'6 (3.45m max x 2.89m)

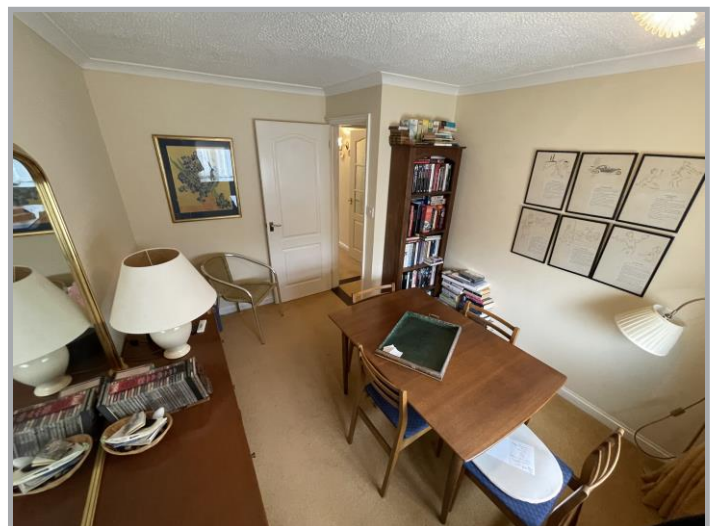
Window to front aspect. This room is equally suitable as a double bedroom.

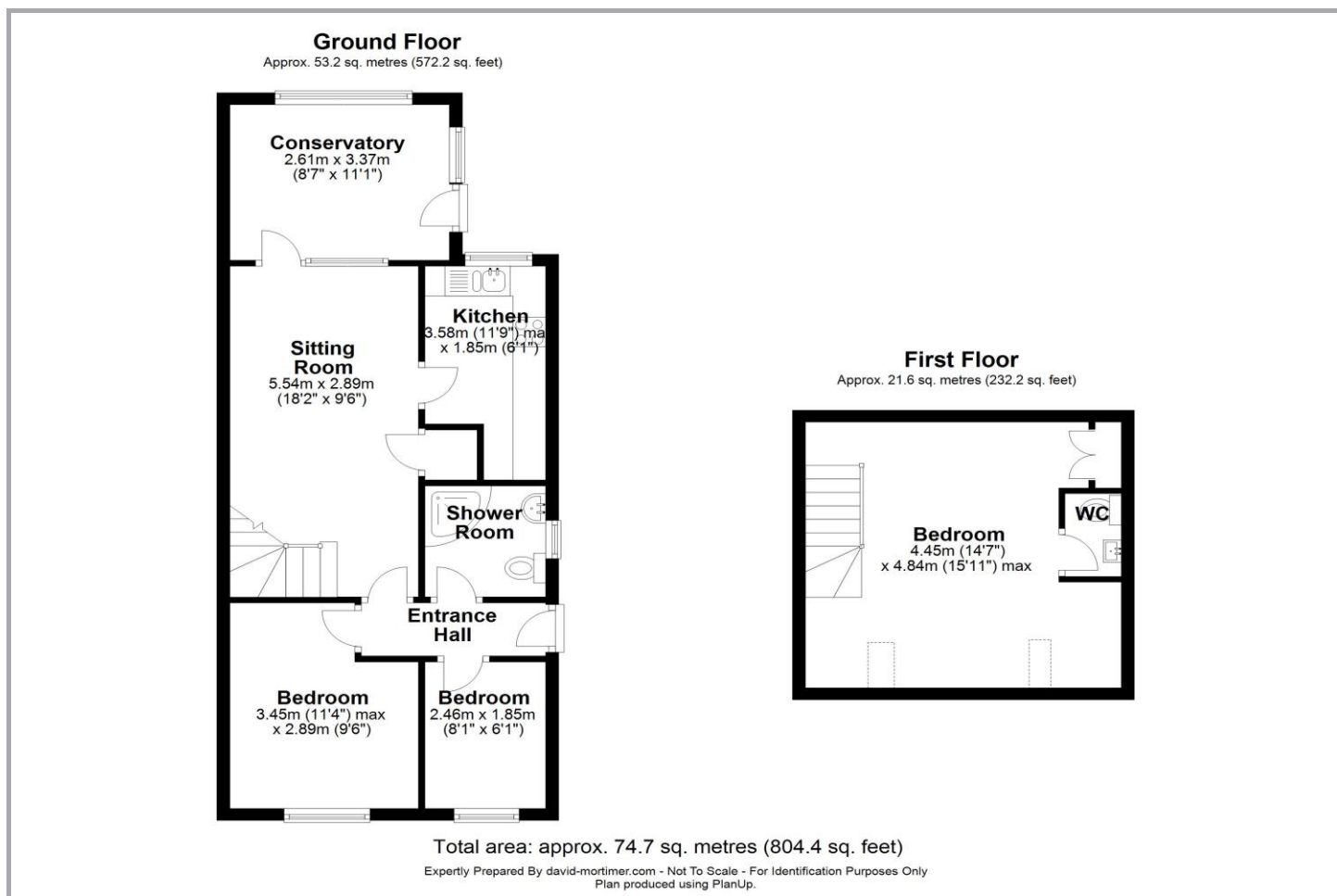
Bedroom Two Approx 8'1 x 6'1 (2.46m x 1.85m)

Window to front aspect.

Sitting Room Approx 18'2 x 9'6 (5.54m x 2.89m)

Stairs rising to the first floor, door to airing cupboard housing the hot water cylinder, under stairs cupboard, door to garden room and door to:





Kitchen Approx 11'9 max x 6'1 (3.58m max x 1.85m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap, space for cooker, fridge/freezer and washing machine, partly tiled walls, window to front aspect and gas fired boiler.

Garden Room Approx 11'1 x 8'7 (3.37m x 2.61m)

A more recent addition to the property with double aspect windows to the rear and side overlooking the garden and personnel door opening onto the terrace. This room is predominantly of brick construction with a Perspex roof.

First Floor Master Bedroom Approx 15'11 max x 14'7 (4.84m max x 4.45m)

Double room with under eaves storage, two skylights, access to loft, built-in wardrobe, and door to:

En-Suite

White suite comprising w.c and hand wash basin.

Outside

The property is set well-back from the road towards the end of this tucked away cul-de-sac and is accessed over a private drive providing off-road parking as well as giving access to a single garage. The garage offers up and over door and personnel door to side.

The rear gardens are partially lawned with a terrace abutting the rear property and the grounds are interspersed with a range of established flower and shrub borders, with boundaries clearly defined by panel fencing.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

Mains water, drainage, electricity, and gas.



Disclaimer

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Energy performance certificate (EPC)		
17 Luff Meadow Needham Market IP31WGH IP6 8DQ	Energy rating D	Valid until: 10 April 2033 Certificate number: 2180-3604-6070-9108-9995

Property type	Semi-detached bungalow
Total floor area	66 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 D. 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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