



11 Fairfax Gardens | Needham Market | Suffolk | IP6 8AZ

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11 Fairfax Gardens, Needham Market, Suffolk, IP6 8AZ

“A well-presented three-bedroom semi-detached house situated in an enviable cul-de-sac position with generous gardens, tandem garage & off-road parking.”

Description

A spacious and well-presented three-bedroom semi-detached house situated in a tucked away cul-de-sac location on the outskirts of Needham Market.

Notable benefits include generous wraparound gardens, tandem garage and a single off-road parking space.

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:

Reception Hall/Dining Room Approx 12'8 x 8'8 (3.86m x 2.63m)

Welcoming entrance with stairs rising to the first floor, door to under stairs cupboard, window to front aspect and doors to:

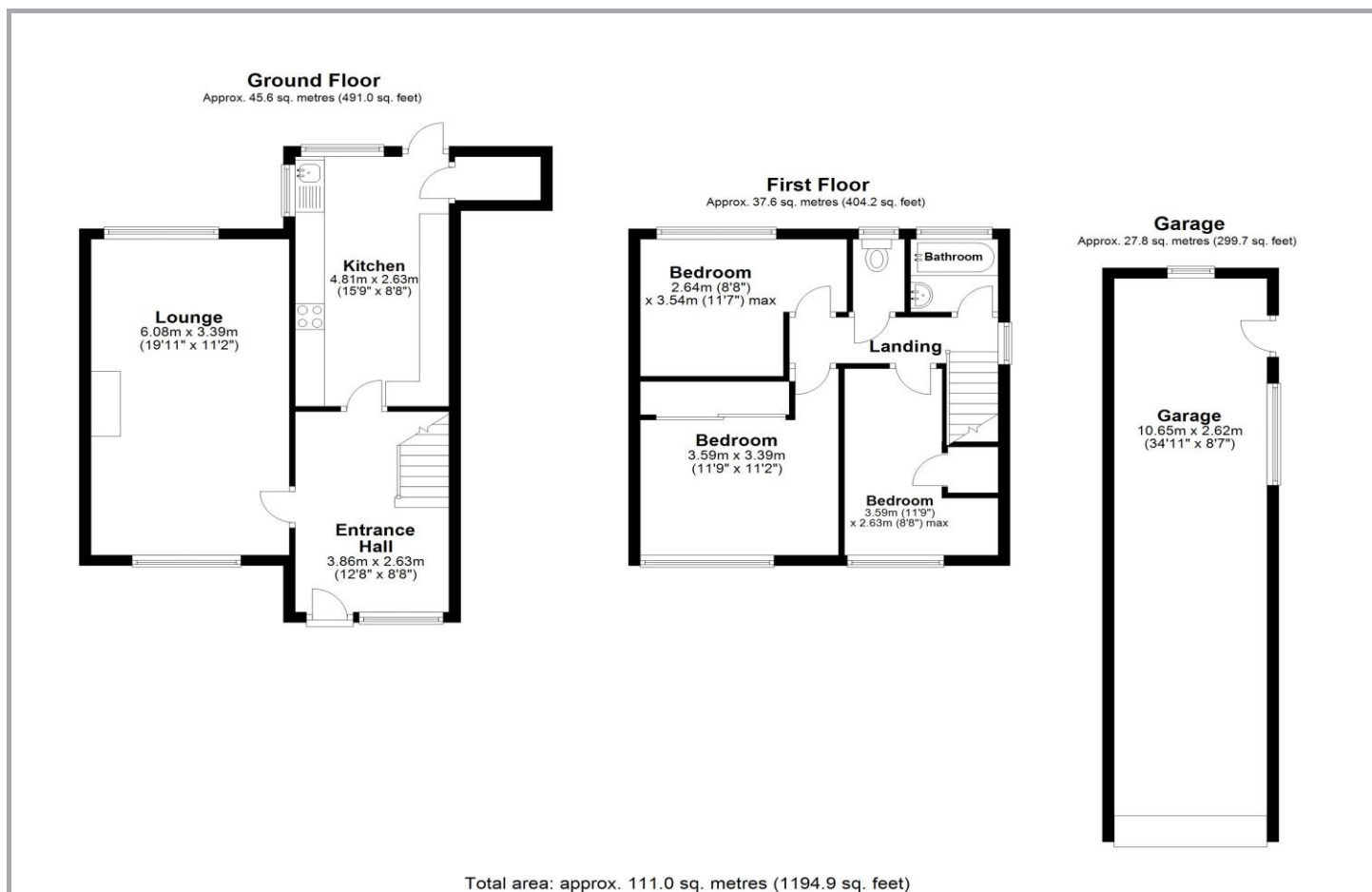
Sitting Room Approx 19'11 x 11'2 (6.08 x 3.39m)

Double aspect windows to the front and rear and feature inset with fireplace (gas-fired stove) on a tiled hearth with brick surround and wooden mantel over.

Kitchen Approx 15'9 x 8'8 (4.81m x 2.63m)

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, integrated





appliances include oven with four ring hob and extractor fan over, space for fridge freezer and washing machine, double aspect windows to the side and rear, personnel door to the rear opening onto the terrace, access to loft, door to larder cupboard with shelving and tiled floor, Worcester gas-fired boiler, tiled flooring, partly tiled walls and central lights.

First Floor Landing

With window to side aspect and doors to:

Master Bedroom Approx 11'9 x 11'2 (3.59m x 3.39m)

Double room with window to front aspect and built-in wardrobes.

Bedroom Two Approx 11'7 max x 8'8 (3.54m max x 2.64m)

Double room with window to rear aspect.

Bedroom Three Approx 11'9 x 8'8 max (3.59m x 2.63m) max

Window to front aspect, door to storage cupboard with cloak hanging space and access to loft.

Cloakroom

White suite comprising w.c, tiled flooring, tiled walls and frosted window to rear aspect.

Family Bathroom

White suite comprising hand wash basin, panel bath with shower attachment over, heated towel rail, tiled flooring, tiled walls, and frosted window to rear aspect.

Outside

The property is conveniently situated on the outskirts of Needham Market towards the end of this tucked away cul-de-sac. The front of the property is accessed via a pathway to the front door on the greensward side of Fairfax Gardens and enjoys predominantly lawned front gardens.

To the rear are mainly lawned wraparound gardens with a terrace abutting the rear of the property and boundaries predominantly defined by panel fencing. Also incorporated within the plot is a tandem garage, which is adjoined to one of the garage blocks on the Close. The garage is fitted with an up and over door, power, light and personnel door to the side. To the front of the garage is a single off-road parking space. The rear gardens can also be accessed via a personnel gate from Fairfax Gardens itself.

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)

11 Fairfax Gardens Needham Market IP6 8DQ IP6 8DQ	Energy rating D	Valid until: 18 May 2033 Certificate number: 9488-3026-9205-0177-8204
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Property type	Semi-detached house
Total floor area	82 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 rating and score

This property's current energy rating is D. It has the potential to be B.

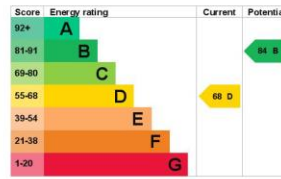
[See how to improve this property's energy efficiency.](#)

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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