



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

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# 19 Badger Close, Needham Market, Suffolk, IP6 8FB

*“A superbly presented three bedroom, end of terrace Hopkins Homes built family house offering off-road parking, garage and delightful landscaped rear gardens.”*

## Description

Located in a tucked away cul-de-sac location on the thoughtfully designed St George's Park development is this spacious and immaculately presented three bedroom end of terrace house benefiting from off-road parking, a single garage and private landscaped rear gardens. The property is also offered with the added benefit of no onward chain.

The accommodation comprises: entrance hall, cloakroom, sitting room, kitchen/dining room, landing, three bedrooms (one of which with en-suite) and family bathroom.

## 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, takeaway 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 several 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

Door to under stairs storage cupboard, stairs rising to the first floor and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin and frosted window to side aspect.

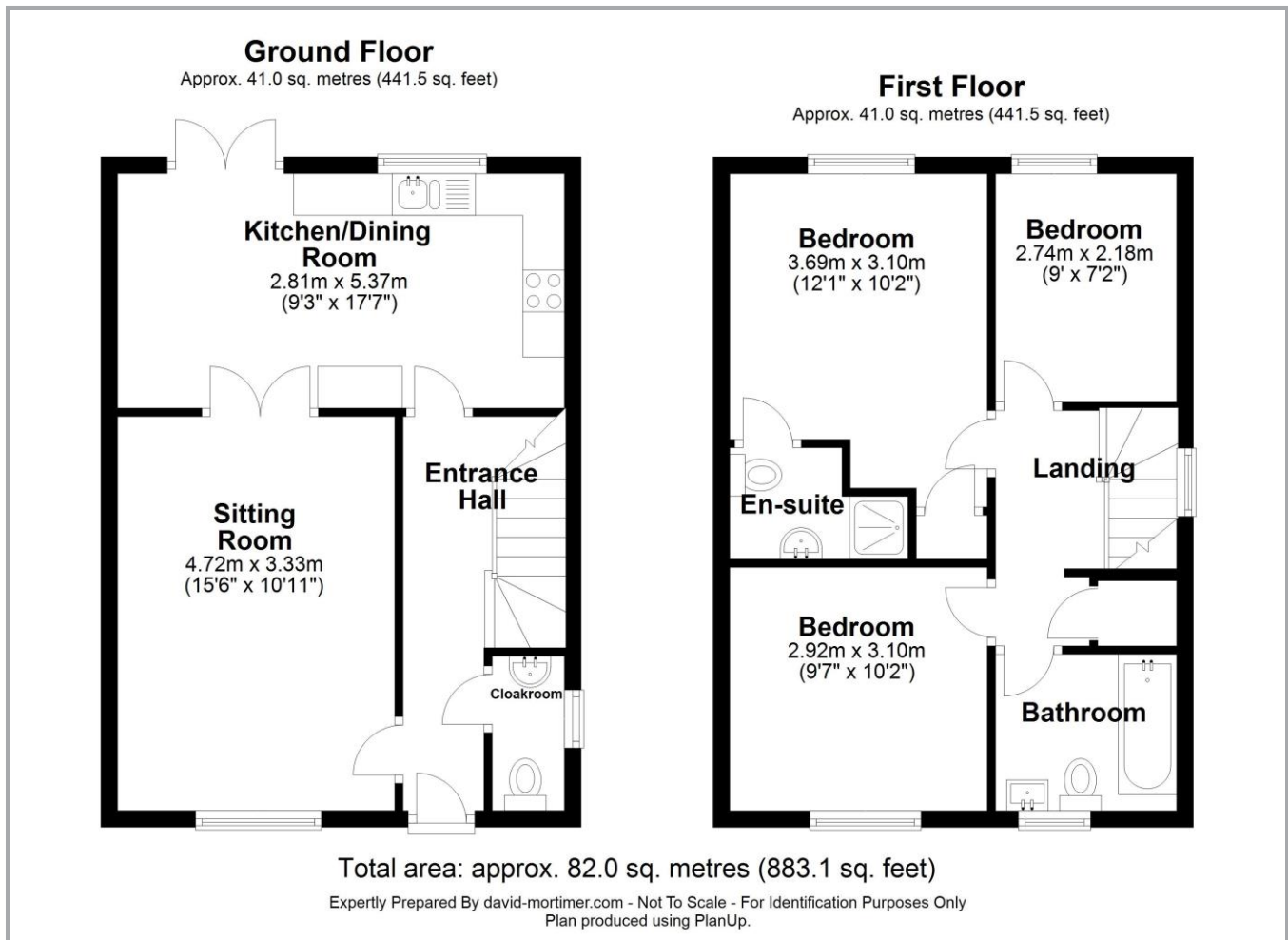
### Sitting Room Approx 10'11 x 15'6 (3.33m x 4.72m)

A welcoming light and airy space with windows to front aspect and double doors through to:

### Kitchen/Dining Room Approx 9'3 x 17'7 (2.81m x 5.37m)

Open plan and fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless sink, drainer and chrome mixer tap. Integrated appliances include Neff oven and grill with four ring gas hob, dishwasher, washing machine and space for fridge/freezer, tiled splashbacks, window to rear aspect and French doors to rear





opening on to the terrace. The Kitchen/Dining Room also houses the gas fired boiler.

### First Floor Landing

With access to loft, window to side aspect, door to airing cupboard housing hot water cylinder and doors to:

### Master Bedroom Approx 12'1 x 10'2 (3.69m x 3.1m)

Double room with window to rear aspect and door to:

### En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle and extractor.

### Bedroom Two Approx 9'7 x 10'2 (2.92m x 3.1m)

Double room with window to front aspect.

### Bedroom Three Approx 9' x 7'2 (2.74m x 2.18m)

With window to rear aspect.

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, partly tiled walls and frosted window to front aspect.

### Outside

The property is accessed over a private drive, which in turn provides off-road parking, as well as giving access to the single garage with up and over door.

Directly in front of the property is a slightly frontage and lawned area.

To the rear are predominantly lawned, landscaped and well-maintained gardens, incorporating a sun terrace as well as a

terrace abutting the rear of the property.

### Services

Mains water, drainage and electricity. Gas fired heating.

### Council

Mid Suffolk District Council – Council Tax Band C

### Service Charges

There is a maintenance charge, currently standing at approximately £200.00 p.a. to help maintain the site. Details can be obtained by contacting the agent.



### Disclaimer

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**Energy performance certificate (EPC)**

19, Badger Close Needham Market IP31WGH IP6 8DQ	Energy rating <div style="font-size: 2em; font-weight: bold; color: white; background-color: #003366; padding: 5px; display: inline-block;">B</div>	Valid until: 14 April 2031  Certificate number: 0300-3355-2040-2999-2101
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Property type: End-terrace house

Total floor area: 83 square metres

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#### 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>).

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#### Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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