



4 Crown Street | Needham Market | Suffolk | IP6 8AJ

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4 Crown Street, Needham Market, Suffolk, IP6 8AJ

“A superb opportunity to acquire this two bedroom characterful cottage occupying a tucked away position, attractive cottage gardens & being offered with no onward chain.”

Description

A charming two bedroom cottage located in a tucked away position in the heart of Needham Market and offered with no onward chain.

Notable benefits include detached outbuilding ideal for a variety of uses as well as private and attractive cottage gardens.

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:

Sitting Room Approx 14'4 x 13'2 (4.38m x 4.02m)

Welcoming light and airy space with exposed beams, window to front aspect, feature inset with wood burning stove on a brick hearth with exposed red brick chimney breast and surround, cloak hanging space and housing for electric meters and fuse board. Door to:

Rear Hall

Tiled flooring, exposed timbers, cloak hanging space and stairs rising to the first floor. Opening to:

Kitchen Approx 11'2 x max x 10'5 (3.42m x 3.18m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink and chrome mixer tap. Space for cooker, fridge/freezer and washing machine and slimline dishwasher, double aspect windows to the rear and side, spotlights, tiled flooring, partly tiled walls, door to garden room and door to:

Shower Room

White suite comprising w.c, hand wash basin, panelled bath, tiled shower cubicle, tiled flooring, door to under stair storage cupboard and exposed beams.

Garden Room Approx 10'3 x 7'3 (3.13m x 2.20m)

Constructed on a brick plinth with windows on two sides, Perspex roof and door opening onto the rear gardens.

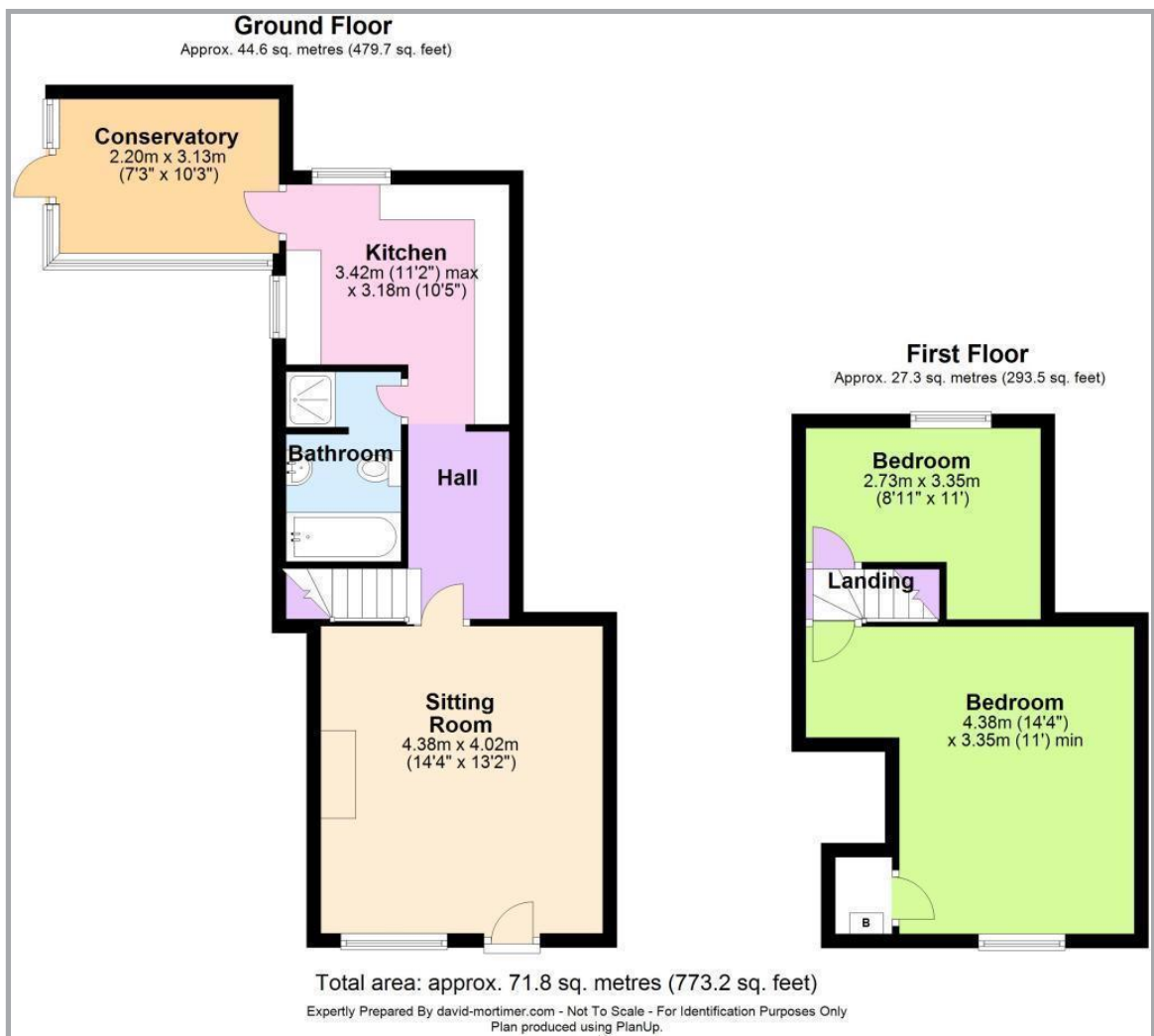
First Floor

Doors to:

Master Bedroom Approx 14'4 x 11' (4.38m x 3.35m)

Substantial double room with window to front aspect, exposed





timbers, spotlights, exposed red brick chimney breast and door to storage cupboard which has access to the loft and houses the gas fired Vaillant boiler.

Bedroom Approx 11' x 8'11 (3.35m x 2.73m)

Window to rear aspect, exposed timbers and exposed brickwork.

Outside

The property is situated in a tucked away location on a no through road betwixt the railway line and river. To the rear are private, pretty cottage gardens with an extensive range of flower and shrub borders with boundaries mainly defined by fencing. Incorporated within the garden is a detached timber outbuilding, ideal for a variety of uses and has power and light connect, wood flooring and double aspect windows. A gate provides access to Crown Street via a right of way over the neighbouring property's driveway.

Local Authority

Mid Suffolk District Council

Council Tax Band – A

Services

Mains water, drainage and electricity. Gas fired heating.





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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
4, Crown Street Needham Market IPSWICH IP6 8AJ	Energy rating D	Valid until: 15 March 2030 Certificate number: 8500-7327-2350-3924-1292

Property type	Mid-terrace house
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 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8500-7327-2350-3924-1292/print-true>

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