



40 Cedar Walk | Needham Market | Suffolk | IP6 8BF

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40 Cedar Walk, Needham Market, Suffolk, IP6 8BF

“A beautifully presented four bedroom Town House offering spacious living accommodation, a south-facing rear courtyard garden, off-road parking & garage.”

Description

An opportunity to acquire a spacious and well-presented modern town house located in the heart of Needham Market and benefiting from high quality construction courtesy of Hopkins Homes.

Other notable benefits include off-road parking, single garage en-bloc and south-facing rear courtyard 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:

Entrance Hall

Door to under stairs cupboard, stairs rising to the first floor, further door to cloaks cupboard with hanging space and doors to:

Cloakroom

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

Snug/Study Approx 10'8 x 9'7 (3.25m x 2.92m)

Window to front aspect, double doors through to:

Kitchen/Breakfast Room Approx 19'8 max x 16'9 (6.00m x 5.11m)

Well-appointed fitted kitchen with a matching range of base and eye-level units with Quartz worktops over and inset with sink, drainer and chrome mixer tap, four ring induction hob, extractor over and single ring gas hob. Integrated appliances include oven, space for fridge/freezer and dishwasher. The kitchen also houses the recently re-fitted gas-fired Worcester boiler, spotlights, space for washing machine and personnel door to rear opening onto the terrace.

First Floor Landing

Doors to:

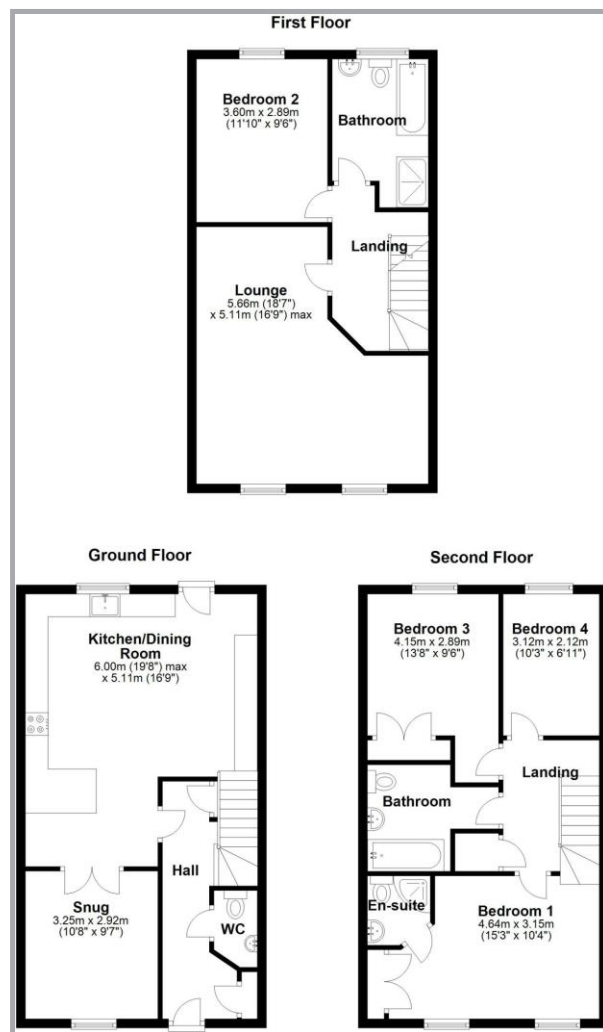
Sitting Room Approx 18'7 x 16'9 max (5.66m x 5.11m)

Two windows to front aspect and feature inset with mantle surround on a stone hearth.

Bedroom Two Approx 11'10 x 9'6 (3.60m x 2.89m)

Double room with window to rear aspect.





Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath, separate tiled shower cubicle, heated towel rail, partly tiled walls, extractor, spotlight and frosted window to rear aspect.

Second Floor Landing

With access to loft, door to storage cupboard with shelving, door to airing cupboard housing recently refitted hot water cylinder and doors to:

Master Bedroom Approx 15'3 x 10'4 (4.64m x 3.15m)

Two windows to front aspect, built-in wardrobe and door to:

En-Suite

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail and spotlight.

Bedroom Three Approx 13'8 x 9'6 (4.15m x 2.89m)

Double room with window to rear aspect and built-in wardrobe.

Bedroom Four Approx 10'3 x 6'11 (3.12m x 2.12m)

Window to rear aspect.

Outside

40 Cedar Walk enjoys reasonable frontage from Stowmarket Road and is secluded by mature trees with communal lawned areas to the front. To the rear are south-facing and well-maintained courtyard gardens with boundaries clearly defined predominately by fencing. The property also benefits from a single garage en-bloc as well as an allocated off-road parking space.

Local Authority

Mid Suffolk District Council

Council Tax Band – D

Services

Mains water, drainage and electricity. Gas-fired central heating.

Agents Note

We understand from our client that the property is subject to maintenance charges in the form of approximately £250.00 per annum for site maintenance and £25.00 per annum in respect of the garage en-bloc. Further details of which can be found by contacting the agent.





Disclaimer

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Energy performance certificate (EPC)		
40, Cedar Walk Needham Market IP8 8BF	Energy rating C	Valid until: 25 November 2024 Certificate number: 8754-7429-3449-5046-1922

Property type	Mid-terrace house
Total floor area	144 square metres

Rules on letting this property

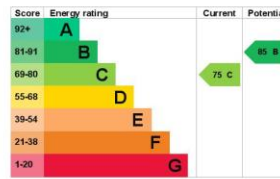
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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

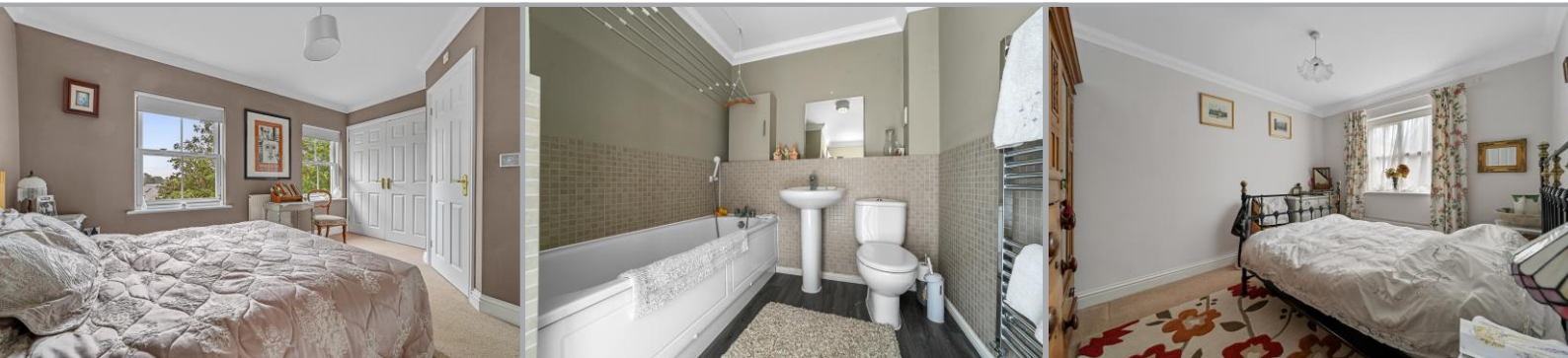


The graph shows this property's current and potential energy rating.

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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