



4 Meadow View | Needham Market | Suffolk | IP6 8RH

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PROPERTIES

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# 4 Meadow View, Needham Market, Suffolk, IP6 8RH

*“A substantial four bedroom detached family house, constructed by revered developer Hopkins Homes and situated in a tucked away cul-de-sac location and offering attractive, proportionate grounds, off-road parking & double garage.”*

## Description

A substantial four bedroom detached, executive style family house, constructed by Hopkins Homes and situated in one of Needham's most sought-after residential areas, within a tucked away cul-de-sac location.

The spacious accommodation comprises: entrance hall, study, cloakroom, kitchen/breakfast room, utility room, inner-lobby, dining room, sitting room, first floor galleried landing, four bedrooms, two en-suites and family bathroom.

The property is superbly presented throughout and offers flexible and spacious family living. Further benefits include Doussie wood flooring to the ground floor, gas fired central heating, sealed unit double glazing, fitted wardrobes and the addition of a delightful terrace allowing full appreciation of the stunning garden.

Outside a driveway provides off-road parking and access to the double garage. To the rear of the property are the attractively landscaped, generous rear gardens, which are mainly laid to lawn with a terrace abutting the rear of the property,

## 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 comprises:

Front door to:

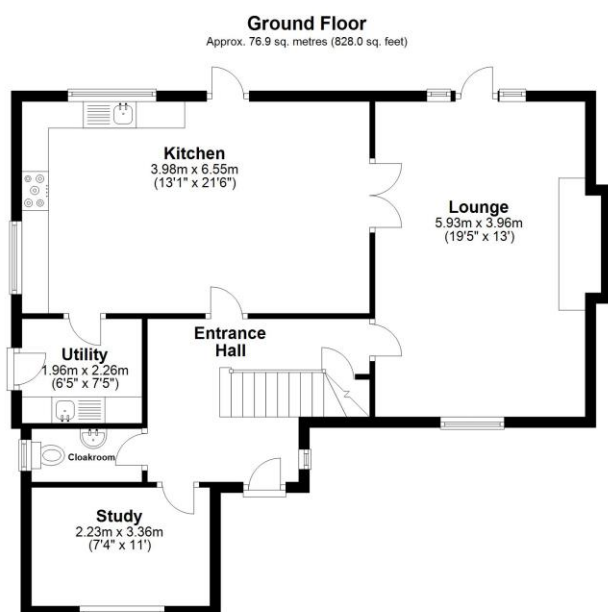
### Reception Hall

Inset doormat, stairs rising to first floor and galleried landing with under stairs cupboard, oak floor, radiator.

### Cloakroom

Suite comprising w.c, pedestal wash basin, oak floor, frosted window to side elevation and radiator.





Total area: approx. 151.8 sq. metres (1633.9 sq. feet)

**Sitting Room Approx 19'5 x 13' (5.93m x 3.96m)**

A double aspect room with door opening to the rear garden and terrace. Inglenook style fireplace and chimney breast with reclaimed oak bressumer and cast iron style fire hood, exposed oak timbers, TV and telephone points, two radiators.

**Kitchen/Dining Room Approx 21'6 x 13'1 (6.55m x 3.98m)**

With double glazed door opening to the garden. An impressive fitted kitchen comprising one and a half bowl sink unit and range of stylish fitted base units and fitted range cooker with 5-burner gas hob and electric double oven. Plumbing for American style fridge/freezer and plumbing for dishwasher, TV and telephone points, tiled floor, radiator.

**Utility Room Approx 7'5 x 6'5 (2.26m x 1.96m)**

With door to garden. Stainless steel sink unit, laminated work top, base and wall mounted units, plumbing for automatic washing machine, space for tumble dryer, Worcester gas fired boiler supplying domestic hot water and central heating system, tiled floor, radiator.

**Study Approx 11' x 7'4 (3.36m x 2.23m)**

Oak floor, TV and telephone points, radiator.

**First Floor Galleried Landing**

Access to loft, airing cupboard and further shelved linen cupboard.

**Master Bedroom Approx 13'1 x 13' (4.00m x 3.97m)**

Window to rear aspect, TV and telephone points, radiator. Archway to

**Dressing Lobby**

Pair of built-in double wardrobes, door to

**En-Suite**

Re-fitted and now comprising close coupled w.c. pedestal wash basin and glazed quadrant style shower cubicle with Mira Excel shower unit inset. Tiled surround and tiled floor, radiator.

**Bedroom Two Approx 15' x 13'1 (4.57m x 4.00m)**

Window to rear aspect, TV point, radiator.

**Bedroom Approx 11'4 x 11' (3.46m x 3.36m)**

Window to front aspect, TV extension point, radiator.

**Bedroom Approx 10'8 x 8'4 (3.26m x 2.53m)**

Window to front aspect, TV extension point, radiator.

**Bathroom**

Opaque window. Suite in white comprising close coupled w.c. pedestal wash basin and bath with mixer tap shower attachment, independent glazed cubicle with shower unit inset, radiator.

**Outside**

The property is approached over a spray and shingle drive and turning area providing off road parking for several vehicles and leading to the double garage with separate up and over doors, roof storage void, power and light connected and measuring 17'10" x 17'10" internally. Pedestrian access leads at the side of the house past the enclosed bin store to the rear garden which commences with a paved terrace extending to lawns which are surrounded by established evergreen and deciduous traditional and ornamental trees with adjacent flowering beds and borders. The garden is enclosed by fencing.





## Energy performance certificate (EPC)

4 Meadow View  
Needham Market  
IP31 5GH  
IP6 8DQ

Energy rating

C

Valid until: 5 September 2033

Certificate number: 0350-3029-1201-1047-9200

Property type

Detached house

Total floor area

152 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.

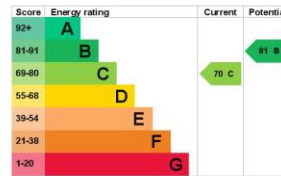
[See how to improve this property's energy efficiency.](#)

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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