



55 Quarry Avenue | Needham Market | Suffolk | IP6 8FA

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55 Quarry Avenue, Needham Market, Suffolk, IP6 8FA

“A superbly presented three-bedroom Hopkins Homes built family house offering off-road parking, garage and delightful well-maintained rear gardens.”

Description

An immaculately presented Hopkins Homes built family house occupying a corner plot situated on the thoughtfully designed St Georges Park development on the outskirts of Needham Market.

Notable benefits include beautifully maintained front and rear gardens, garage, off-road parking and electric car charging point.

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:

Entrance Hall

Stairs to first floor, under stair cupboard, coving, laminate flooring, radiator and doors to:

Cloakroom

White suite comprising w.c, pedestal hand wash basin, tiled splash back, radiator, frosted window to side aspect and laminate flooring.

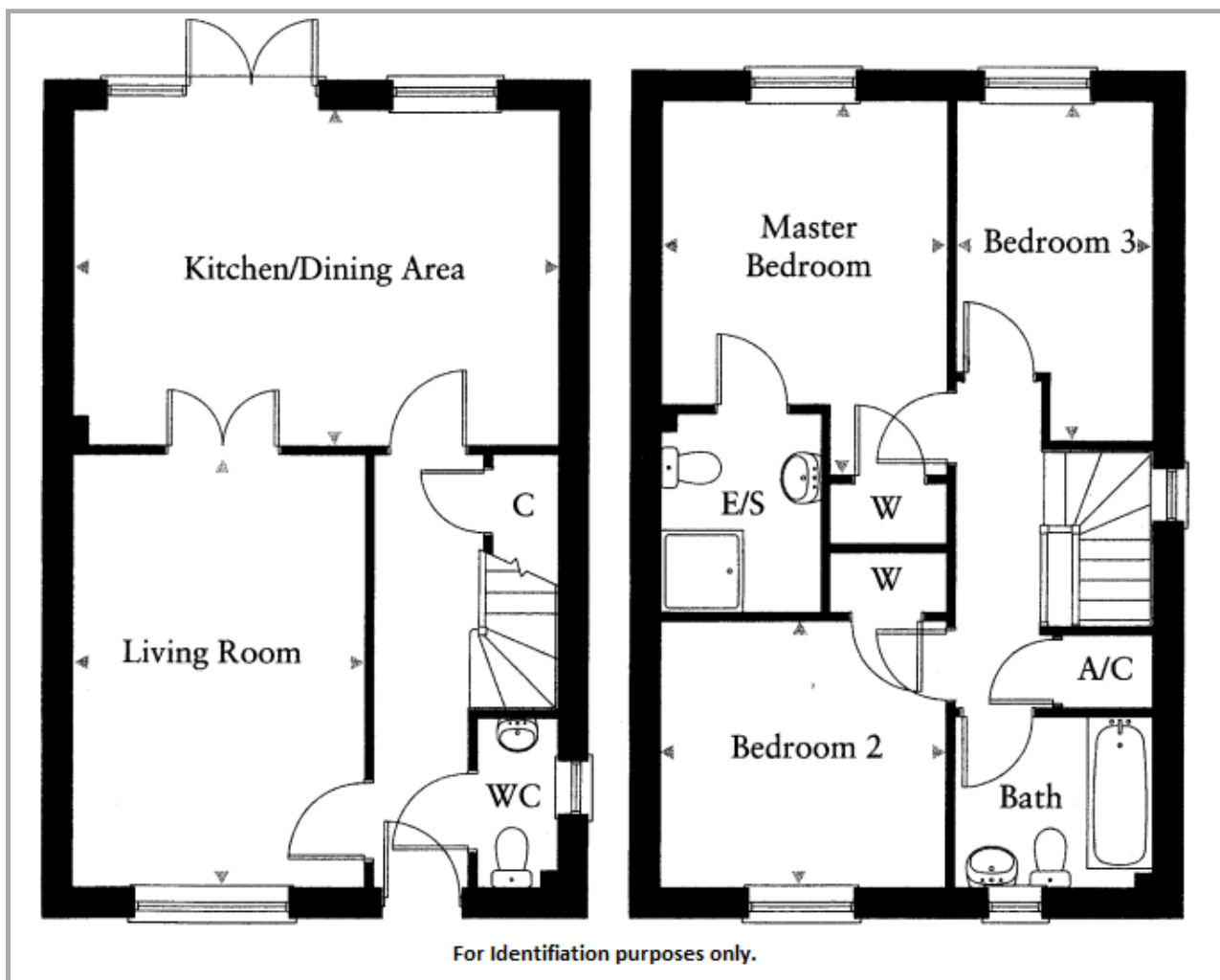
Sitting Room Approx 15'8 x 10'8 (4.78m x 3.25m)

Window to front aspect, two radiators, coving and double doors to:

Kitchen/Dining Room Approx 17'8 x 12'2 (5.39m x 3.72m)

Fitted with a matching range of wall and base units with worktops over and inset one and a half bowl stainless sink, drainer and chrome mixer tap, integrated appliances include four ring gas hob with electric double oven under and extractor over. Tiled splash backs, tiled flooring, cupboard housing Vailant gas-fired boiler, space for dishwasher, washing machine and fridge, radiator, coved ceiling, window to rear aspect and patio





doors with glazed side panel to rear patio.

First Floor Landing

Window to side aspect, access to loft, coving, radiator, door to cupboard housing hot water cylinder and door to:

Bedroom Approx 12'2 x 7'1 (3.72m x 2.15m)

Window to rear aspect, coving and radiator.

Master Bedroom Approx 13'5 x 10'3 (4.09m x 3.13m)

Window to rear aspect, radiator, coving door to cupboard and door to:

En-Suite

White suite comprising w.c, pedestal hand wash basin, tiled splash back, and shower cubicle.

Bedroom Approx 10'3 x 9'6 (3.13m x 2.90m)

Window to front aspect, radiator, coving and built-in wardrobe cupboard.

Family Bathroom

White suite comprising panelled bath with mixer tap and shower attachment over, w.c, pedestal hand wash basin, radiator, part-tiled walls and frosted window to front elevation.

Outside

To the front of the property the garden is mainly laid to lawn with attractively planted flower and shrub borders. To the side of the property is a pedestrian gate providing access into the rear garden and an electric car charging point.

The rear garden is neatly maintained and mainly laid to lawn with patio, shrub borders and areas laid to gravel. There is also

an outside tap and outside courtesy lighting.

Located close by is a single garage with off-road adjacent.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

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

Agents Note

We understand from our client that there is a maintenance charge which is approximately £130.00 per annum. Further details can be obtained by contacting the agent.





Energy performance certificate (EPC)		
55, Quarry Avenue NEEDHAM MARKET IP6 8FA	Energy rating B	Valid until: 5 April 2032 Certificate number: 0781-3496-3646-2602-5125

Property type	Semi-detached house
Total floor area	92 square metres

Rules on letting this property

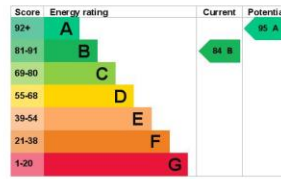
Properties can be let if they have an energy rating from A to E.

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 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

Disclaimer

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Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk