



The Willows | 10 Freehold Road | Needham Market | IP6 8DU

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PROPERTIES

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# The Willows, 10 Freehold Road, Needham Market, Suffolk, IP6 8DU

*“A delightful & thoughtfully designed three bedroom semi-detached chalet, located in a tucked away position with off-road parking & well-maintained gardens and incorporating a detached outbuilding.”*

## Description

A rare opportunity to acquire an individual, thoughtfully designed semi-detached three bedroom chalet located in a tucked away position towards the end of a private road yet in the heart of Needham Market and just a stone's throw from the town's wide range of amenities.

Notable benefits include ample off-road parking, private and well-maintained rear gardens incorporating a more recently added summerhouse as well as spacious, stylish and free flowing living accommodation arranged over two floors.

## 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 from parking area to:

### Entrance Hall

Window to side aspect, spotlights and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin with storage under, frosted window to front aspect and housing for fuse board.

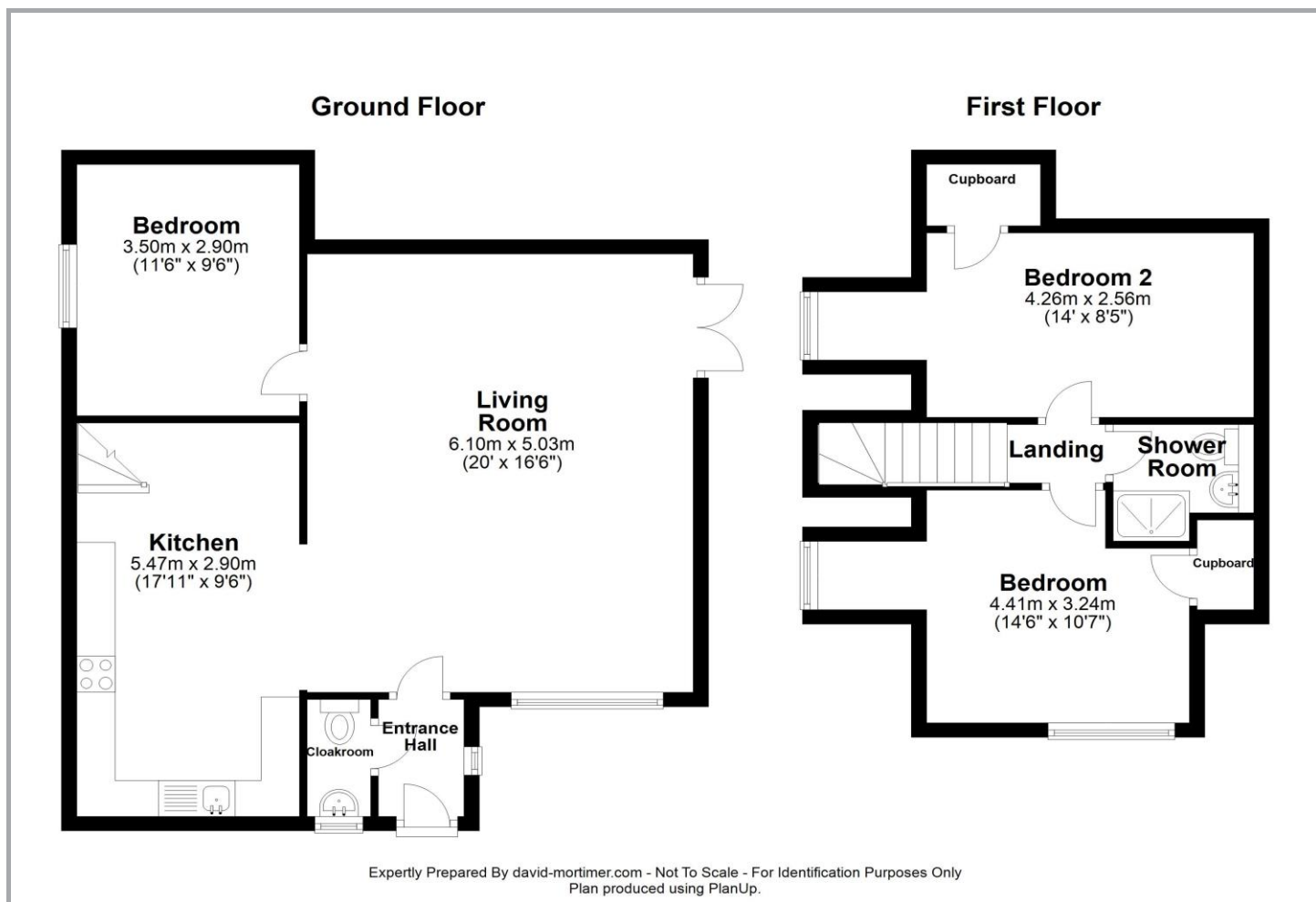
### Sitting/Dining Room Approx 20' x 16'6 (6.10m x 5.03m)

Substantial light and airing space with window to front aspect, French doors to side opening onto the terrace, spotlights and open-plan to:

### Kitchen/Breakfast Room Approx 17'11 x 9'6 (5.47m x 2.90m)

Stylish and well-appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated





appliances include Bosch oven and grill with four ring induction with extractor over, space for dishwasher, washing machine and American style fridge/freezer, spotlights, window to front aspect, stairs rising to the first floor, door to understairs cupboard and space for breakfast bar.

**Bedroom Three Approx 11'6 x 9'6 (5.47m x 2.90m)**

Double room with window to side aspect.

**First Floor Landing**

Skylight and doors to:

**Master Bedroom Approx 14'6 x 10'7 (4.41m x 3.24m)**

Double room with door to storage cupboard, skylight and additional window to side aspect and spotlight.

**Bedroom Approx 14' x 8'5 (4.26m x 2.56m)**

Double room with window to side aspect.

**Shower Room**

Luxuriously appointed white suite comprising w.c, hand wash basin, tiled shower cubicle, partly tiled walls, skylight, spotlights, heated towel rail and extractor.

**Outside**

The property occupies a tucked away position towards the end of a no through road and is accessed over a shared gravelled driveway, which in turn leads to ample off-road parking. Located side on to the property itself are private and well-maintained gardens with a terrace abutting the property and boundaries defined by fencing. Also incorporated within the plot is a more recently added detached summerhouse ideal for a variety of uses.

**Local Authority**

Mid Suffolk District Council

**Council Tax Band – C**

**Services**

Mains water, drainage and electricity. Under floor heating to the ground floor. Gas-fired heating.





#### Disclaimer

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## Energy performance certificate (EPC)

The Willows 10 Freehold Road Needham Market IP6 8DU	Energy rating <b>C</b>	Valid until: 11 August 2029 Certificate number: 0167-3862-7785-9091-8231
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Property type Semi-detached house

Total floor area 104 square metres

### Rules on letting this property

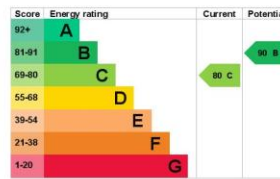
Properties can be let if they have an energy rating from A to E.

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.](#)

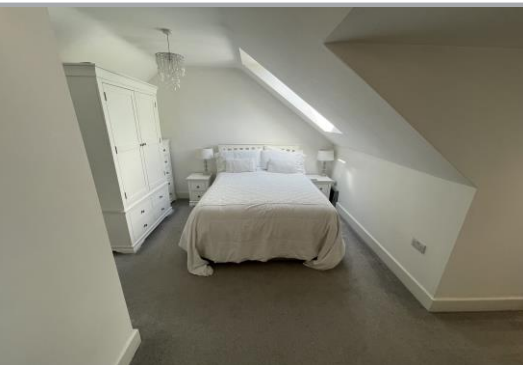


The graph shows this property's current and potential energy rating.

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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