



3 Orchard Gate | Needham Market | Suffolk | IP6 8UD

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TOWN & VILLAGE
PROPERTIES

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3 Orchard Gate, Needham Market, Suffolk, IP6 8UD

“An outstanding opportunity to acquire a substantial four bedroom detached, executive family house situated towards the end of this tucked away cul-de-sac, just a stone’s throw from Needham Market’s historic high street and its wide range of amenities.”

Description

An outstanding opportunity to acquire a substantial four bedroom detached, executive family house situated towards the end of this tucked away cul-de-sac, just a stone’s throw from Needham Market’s historic high street and its wide range of amenities.

Notable benefits include air conditioning, ample off-road parking, generous garaging and predominately south-facing, extensive rear gardens as well as being offered with the added benefit of no onward chain.

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 via a covered porch opening into:

Reception Hall

A grand welcoming entrance with stairs rising to the first floor, door to under stairs cupboard and doors to:

Sitting Room Approx 3.66m x 5.89m

A magnificent, generous space with feature inset and coal-effect fire, double aspect windows to the front and side and sliding door to the rear opening onto the terrace.

Snug Approx 3.17m x 2.88m

With French doors to the rear opening onto the terrace.

Bedroom Four/Dining Room Approx 3.08m x 4.8m

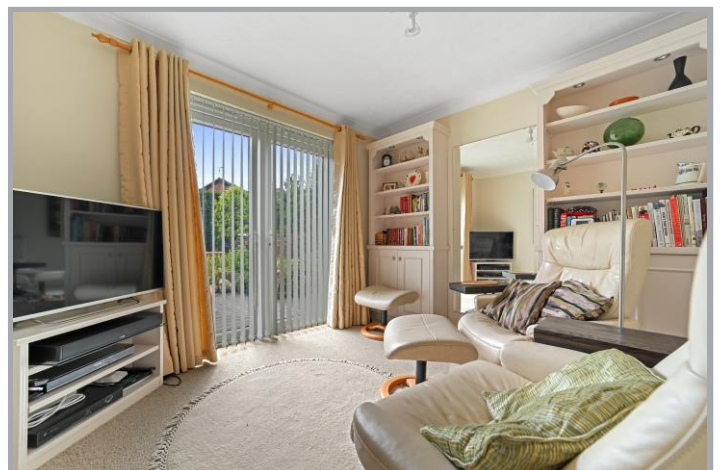
Currently used as a dining room, however equally as ideal as a ground floor bedroom. Windows extending almost the full height of the room overlooking the driveway.

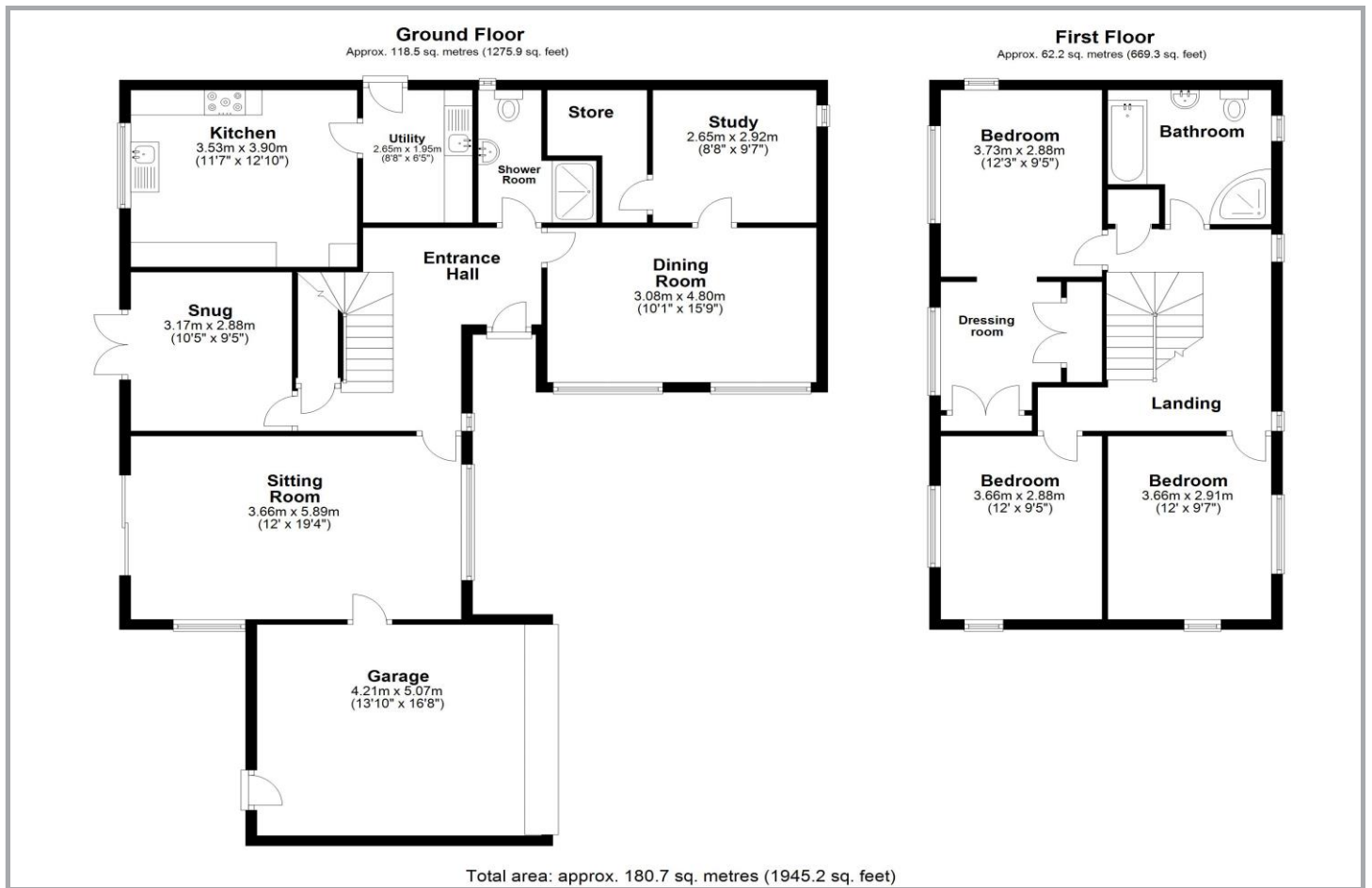
Study Approx 2.6m x 2.92m

Window to front aspect and door to notably substantial storage cupboard.

Ground Floor Shower Room

White suite comprising w.c, hand wash basin, shower cubicle, frosted window to side aspect, spotlights, heated towel rail and linoleum flooring.





Kitchen/Breakfast Room Approx 3.53m x 3.9m

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven with five ring hob with extractor over and fridge. Spotlights, window to rear aspect and door to:

Utility Room Approx 2.65m x 1.95m

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for washing machine, fridge and freezer, tiled flooring, personnel stable style door opening onto terrace and housing for Valiant gas-fired boiler.

First Floor Landing

With access to loft, two windows to rear aspect, door to airing cupboard housing the hot water cylinder and doors to:

Master Bedroom Approx 3.73m x 2.88m

A magnificent double room with double aspect windows to rear and side and open-plan to:

Dressing Room

Spotlights, window to rear aspect and extensive range of built-in wardrobes.

Bedroom Two Approx 3.66m x 2.88m

Double room with double aspect windows to the rear and side.

Bedroom Three Approx 3.66m x 2.91m

Double room with double aspect windows to front and side.

Family Bathroom

White suite comprising w.c, hand wash basin set into a vanity unit with storage under, panelled bath, corner tiled shower cubicle, heated towel rail, spotlights, frosted window to front aspect, tiled walls and extractor.

Outside

The property is situated in an enviable location towards the end of a no through private road, and is accessed over a partly paved and partly

gravelled drive, providing extensive off-road parking for several vehicles and giving access to the generous garaging. The garage is fitted with an electric roller door, power, light and personnel door to the rear.

The grounds are private in nature and wrap around the rear and side of the property, as well as enjoy a predominately south-facing aspect. The formal gardens are predominately lawned with a terrace abutting the rear and side of the property and incorporate a covered rear porch (this could be incorporated within the property subject to the relevant consents). A range of well-stocked and established flower and shrub borders are interspersed and there is also the notable and attractive stream that runs through part of the grounds. Some more established specimen trees and a detached timber summerhouse feature towards the far end of the garden.

Local Authority

Mid Suffolk District Council

Council Tax Band – E

Services

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





Energy performance certificate (EPC)

3 Orchard Gate
Needham Market
IPSWICH
IP6 8DQ

Energy rating
D

Valid until: 23 October 2033

Certificate number: 9370-2697-6300-2427-6115

Property type Detached house

Total floor area 163 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 C.

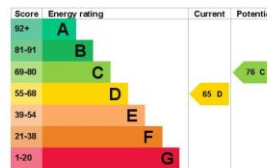
[See how to improve this property's energy efficiency.](#)

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/9370-2697-6300-2427-6115?print=true>

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