



14 Badger Close | Needham Market | Suffolk | IP6 8FB

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14 Badger Close, Needham Market, Suffolk, IP6 8FB

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

Description

Located in a ‘tucked away’ cul-de-sac location on the thoughtfully designed St Georges Park development on the outskirts of Needham Market, is this spacious and immaculately presented three-bedroom townhouse benefiting from off-road parking, a single integral garage and private rear gardens.

The accommodation comprises: entrance hall, cloakroom, integral garage, utility room, study, first floor landing, sitting room, kitchen/breakfast room, second floor landing, three double bedrooms, en-suite shower room and family bathroom.

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

Stairs rising to the first floor, door to storage cupboard, additional door to under stairs cupboard and doors to:

Cloakroom

White suite comprising w.c and hand wash basin.

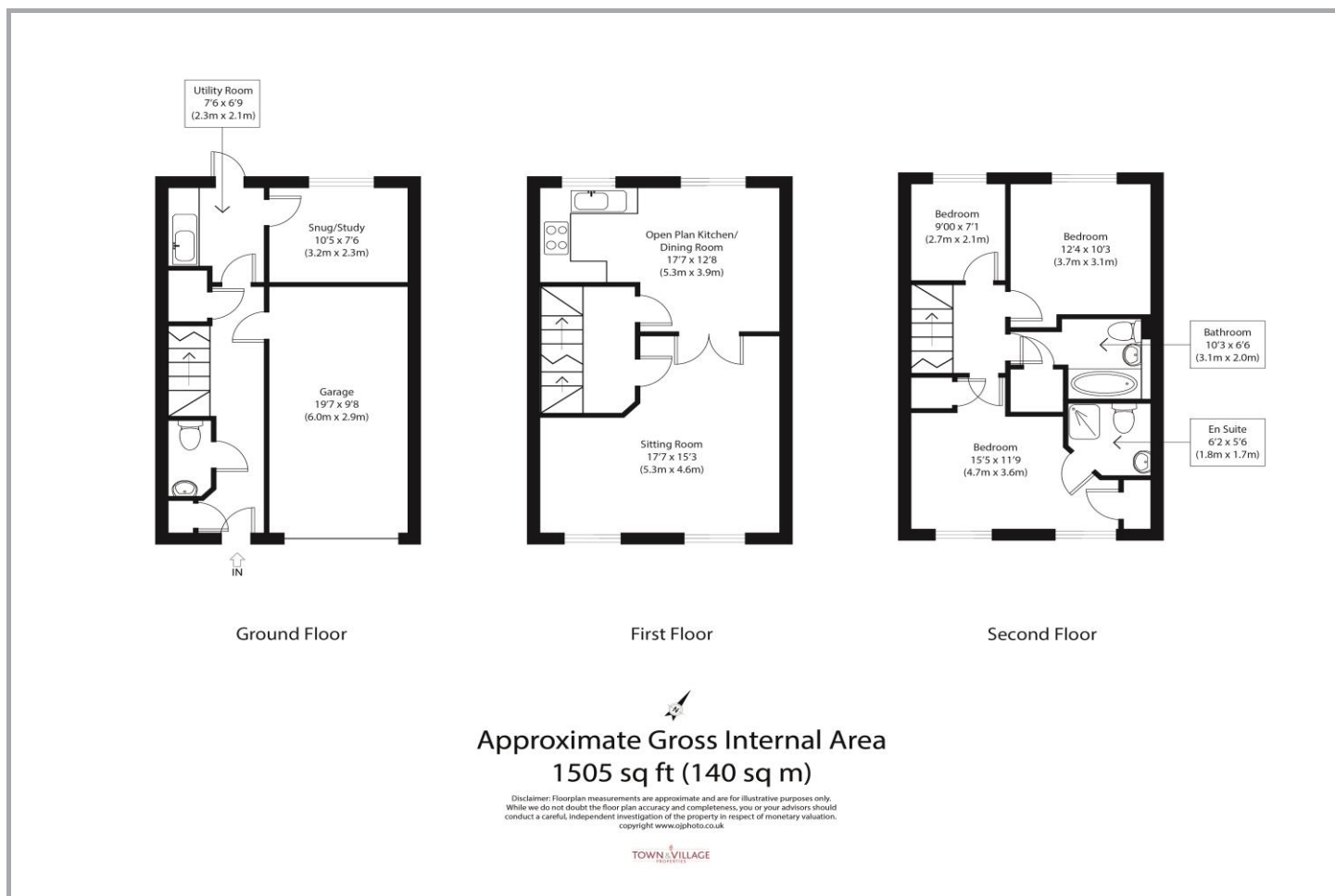
Single Integral Garage Approx 19'7 x 9'8 (6.0m x 2.9m)

With up and over door, housing for fuse board, power and light.

Utility Room Approx 7'6 x 6'9 (2.3m x 2.1m)

Fitted with a matching range of base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for washing machine and freezer. Tiled splash backs, tiled flooring, personnel door to rear opening onto the terrace and housing for the gas-fired boiler.





Study Approx 10'5 x 7'6 (3.2m x 2.3m)

Window to rear aspect.

First Floor Landing

With stairs to the second floor and doors to:

Sitting Room Approx 17'7 x 15'3 (5.3m x 4.6m)

Spacious L-shaped room with two windows to front aspect and double doors through to:

Kitchen/Dining Room Approx 17'7 x 12'8 (5.3m x 3.9m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven, grill, four ring gas hob with extractor over and dishwasher. Space for American style fridge/freezer, tiled splash backs, tiled flooring and two windows to rear aspect.

Second Floor Landing

Access to loft and doors to:

Master Bedroom Approx 15'5 x 11'9 (4.7m x 3.6m)

Generous double room with two windows to front aspect, built-in wardrobes and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled walls and extractor.

Bedroom Two Approx 12'4 x 10'3 (3.7 x 3.1m)

Double room with window to rear aspect.

Bedroom Three Approx 9' x 7'1 (2.7m x 2.1m)

Window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls, door to airing cupboard housing hot water cylinder and extractor.

Outside

The property is accessed via a private drive providing off-road parking, as well as giving access to the single integral garage with up and over doors and power and light connected.

To the rear are predominately lawned and mostly west-facing gardens with a terrace abutting the rear of the property as well as a pathway extending to the sun terrace at the foot of the garden. The boundaries are clearly defined by fencing. Interspersed throughout the grounds are an attractive selection of flower and shrub borders and also included within the plot is a timber storage shed. A side gate provides convenient access from the front to the back of the property.

Services

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

Local Authority

Mid Suffolk District Council

Council Tax Band - C

Service Charges

There is a maintenance charge to help maintain the site. Details can be obtained from the agent.



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

14, Badger Close Needham Market IP6 8QH IP6 8QB	Energy rating B	Valid until: 8 September 2031 Certificate number: 6200-1714-0232-3001-3193
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Property type	End-terrace house
Total floor area	120 square metres

Rules on letting this property

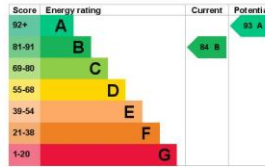
Properties can be let if they have an energy rating from A to E.

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



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