



17 Lime Tree Close | Needham Market | Suffolk | IP6 8TE

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# 17 Lime Tree, Needham Market, Suffolk, IP6 8TE

*“A delightful two double bedroom link detached bungalow benefiting from off-parking, a single garage & no onward chain.”*

## Description

A superb opportunity to acquire this two double bedroom link detached bungalow occupying a tucked away cul-de-sac position and located within easy reach of Needham Market’s historic high street.

Notable benefits include off-road parking, single garage, enclosed rear gardens and 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 comprises:

### Canopy Entrance

Part-glazed front door to:

### Entrance Hall

Access to loft, door to airing cupboard housing the hot water cylinder and doors to:

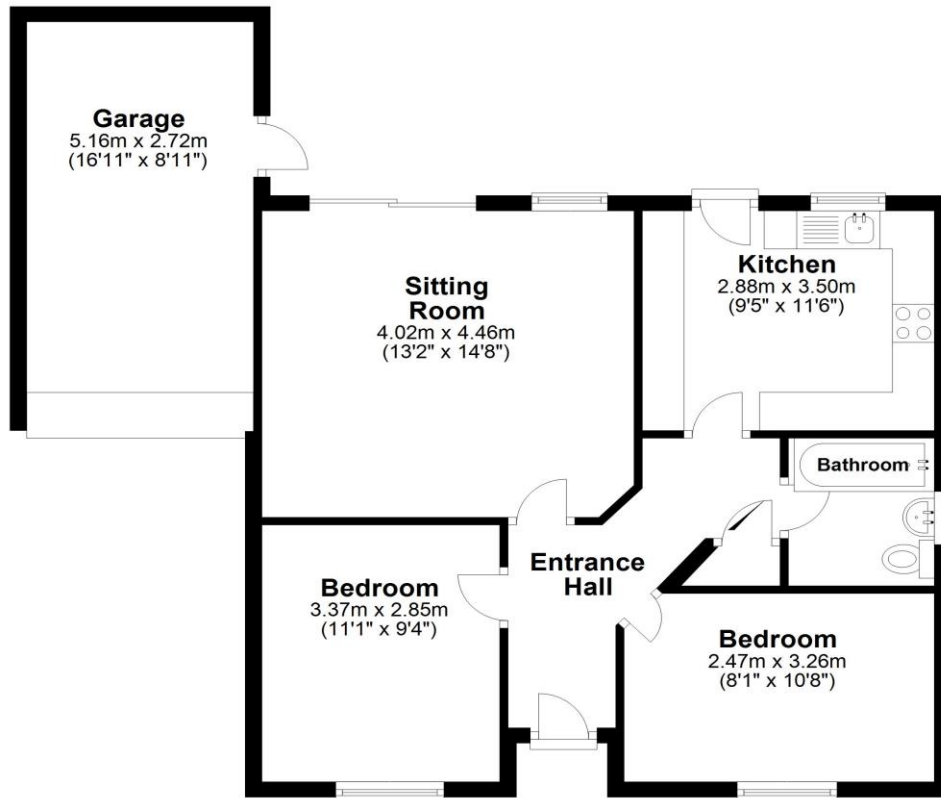
### Bedroom Approx 10’8 x 8’1 (3.26m x 2.47m)

Double room with window to front aspect.



## Ground Floor

Approx. 73.6 sq. metres (791.9 sq. feet)



Total area: approx. 73.6 sq. metres (791.9 sq. feet)

**Bedroom Approx 11'1 x 9'4 (3.37m x 2.85m)**  
Double room with window to front aspect.

**Sitting Room Approx 14'8 x 13'2 (4.46m x 4.02m)**

Window to rear aspect, sliding door to rear, wall-mounted coal-effect gas fire and wall lights.

### Bathroom

Colouring comprising panelled bath with shower attachment as well as additional shower system, w.c, pedestal hand wash basin, part-tiled walls, frosted window to side aspect and laminate flooring.

**Kitchen Approx 11'6 x 9'5 (3.50m x 2.88m)**

Fitted with a matching range of wall and base units with worktops over and inset with sink, drainer and mixer tap. Integrated appliances include four ring gas hob and double electric oven. Space for washing machine, tiled splash backs, wall mounted Glowworm gas-fired boiler, window to rear aspect and part-glazed personnel door to rear.

### Outside

The property is situated towards the end of a tucked away cul-de-sac, just off which is a shared, gravelled private access way leading to this property among others. This leads to off-road parking spaces as well

as the single garage which is fitted with an electric Crocodile type door, power, light and personnel door to the garden.

The rear garden is predominately lawned with a terrace abutting the rear of the property and boundaries clearly defined by panel fencing. Also incorporated within the plot is a timber storage shed. An access at the side of the property is available through a pedestrian gate for ancillary use. The grounds are interspersed with a selection of flower and shrub borders.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – C

### Services

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

## Disclaimer

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### Energy performance certificate (EPC)

17 Lime Tree Close Needham Market IPSWICH IP6 8DQ	Energy rating <b>C</b>	Valid until: 23 October 2033 Certificate number: 0437-1420-5309-0967-1222
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Property type: Detached bungalow  
Total floor area: 59 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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