



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

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

“An immaculately presented four bedroom detached executive style family house, with ample off-road parking, garage & enclosed rear gardens.”

Description

A stylish, spacious and immaculately presented four bedroom detached executive style family house located in an ideal location on the attractive and recently constructed St George's Park development just a stone's throw from Needham Market town centre and its wide range of amenities.

Notable benefits include ample off-road parking, a single garage and proportionate, private rear gardens.

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:

Reception Hall

A light and airy welcoming entrance with stairs rising to the first floor, oak hardwood flooring, door to generous storage cupboard and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back, spotlights, tiled flooring and sash window to front aspect with shutters.

Sitting Room Approx 15'4 x 12'7 (4.6m x 3.8m)

A generous space with window to side aspect, French doors to rear opening onto the terrace, oak hardwood flooring and feature inset wood burning stove on a tiled hearth with brick surround and wooden mantel surround and spotlights.

Dining Room Approx 9'9 x 8'9 (3.0m x 2.7m)

With sash window to front aspect with shutters and oak hardwood flooring.

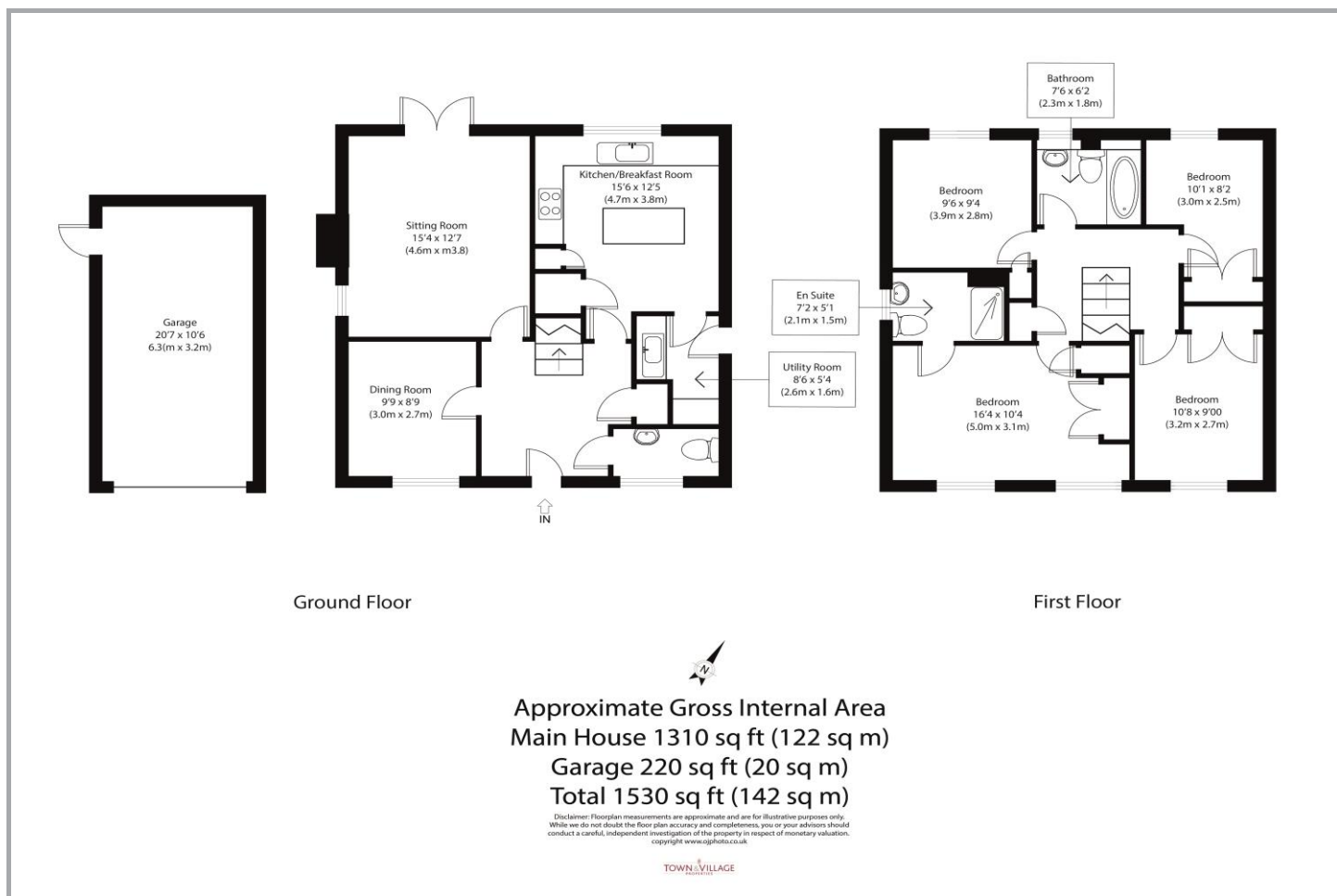
Kitchen Approx 15'6 x 12'5 (4.7m x 3.8m)

Luxuriously appointed fitted kitchen with a matching range of wall and base units with Quartz worktops over and inset with stainless steel one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Neff double oven with four ring gas hob and extractor over, dishwasher and fridge/freezer. Tiled flooring, window to rear aspect, spotlights, door to under stairs storage cupboard housing fuse board and electric meters and door to:

Utility Room Approx 8'6 x 5'4 (2.6m x 1.6m)

Personnel door to side and fitted with a matching range of base units with Quartz worktops over. Inset with one and a half bowl stainless





steel sink, drainer and chrome mixer tap. Housing for Ideal gas-fired boiler, integrated washing machine, space for tumble dryer, tiled flooring and spotlights.

First Floor Galleried Landing

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

Master Bedroom Approx 16'4 x 10'4 (5.0m x 3.1m)

Substantial double room with two sash windows to front aspect, built-in wardrobe, additional storage cupboard and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, shower cubicle, frosted window to side aspect, tiled flooring, partly tiled walls and extractor.

Bedroom Two Approx 9'6 x 9'4 (3.9m x 2.8m)

Double room with window to rear aspect.

Bedroom Three Approx 10'1 x 8'2 (3.0m x 2.5m)

Double room with window to front aspect and built-in wardrobe.

Bedroom Four Approx 10'8 x 9' (3.2m x 2.7m)

Window to rear aspect and built-in wardrobe.

Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin, panelled bath with shower attachment, heated towel rail, part-tiled walls, frosted window to rear aspect, tiled flooring and extractor.

Outside

The property is set slightly back from the road and is accessed over a private drive providing ample off-road parking as well as giving access to the single garage. The garage is fitted with an up and over door and personnel door to side.

The rear gardens are private in nature and predominately lawned with a terrace abutting the rear of the property. The boundaries are defined by a mixture of panelled fencing and a brick wall.

Local Authority

Mid-Suffolk District Council

Council Tax Band – E

Services

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

Agents Notes

We understand that the property is currently still subject to the NHBC guarantee.

We further understand from our client that the property is subject to an annual maintenance charge, the cost of which is applied to the communal areas on the development, per annum the approximate current cost of which is £127.04.





Energy performance certificate (EPC)

8, Quarry Avenue
Needham Market
IPSWICH
IP6 8FA

Energy rating
B

Valid until: 7 November 2028

Certificate number: 8608-7339-6669-9188-1902

Property type Detached house

Total floor area 123 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/8608-7339-6669-9188-1902?print=true>

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