



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

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

“A well-presented & thoughtfully designed two double bedroom Coach House offering, a garage, off-road parking & private, predominately south-facing landscaped rear gardens.”

Description

A stylish, modern and thoughtfully designed two double bedroom Coach House situated in a particularly desirable tucked away position towards the end of a no through road and standing within the heart of the ever-popular St George's Park development, just a stone's throw from Needham Market town centre.

Other notable benefits include a single garage, off-road parking, as well as a private, predominately south-facing and landscaped rear gardens, which is very much a feature rarely attached to this style of property.

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

Welcoming light and airy space with stairs rising to the first floor, spotlight and housing the fuse board.

First Floor Landing

With skylight, door to storage cupboard with cloak hanging space and door to airing cupboard. Doors to:

Open Plan Living Area/Sitting/Dining Room/Kitchen Approx 18'1 x 16'8 (5.5m x 5.1m)

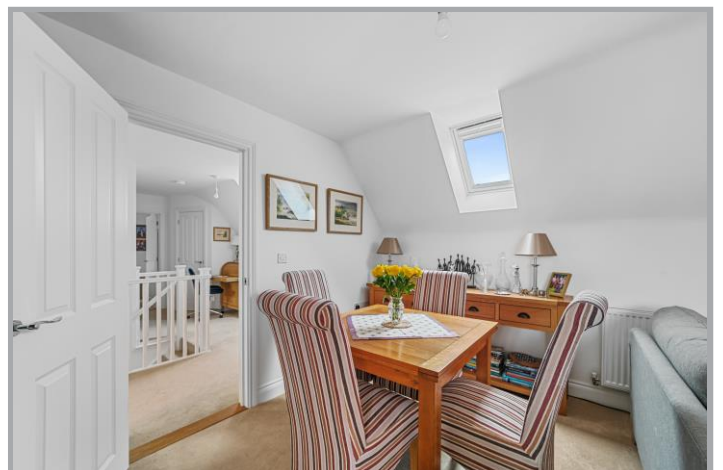
This L-shaped area is versatile as well as conducive to everyday living and comprises two skylights to the rear, window to front aspect and incorporates space for a sitting room as well as a dining table. Open plan to:

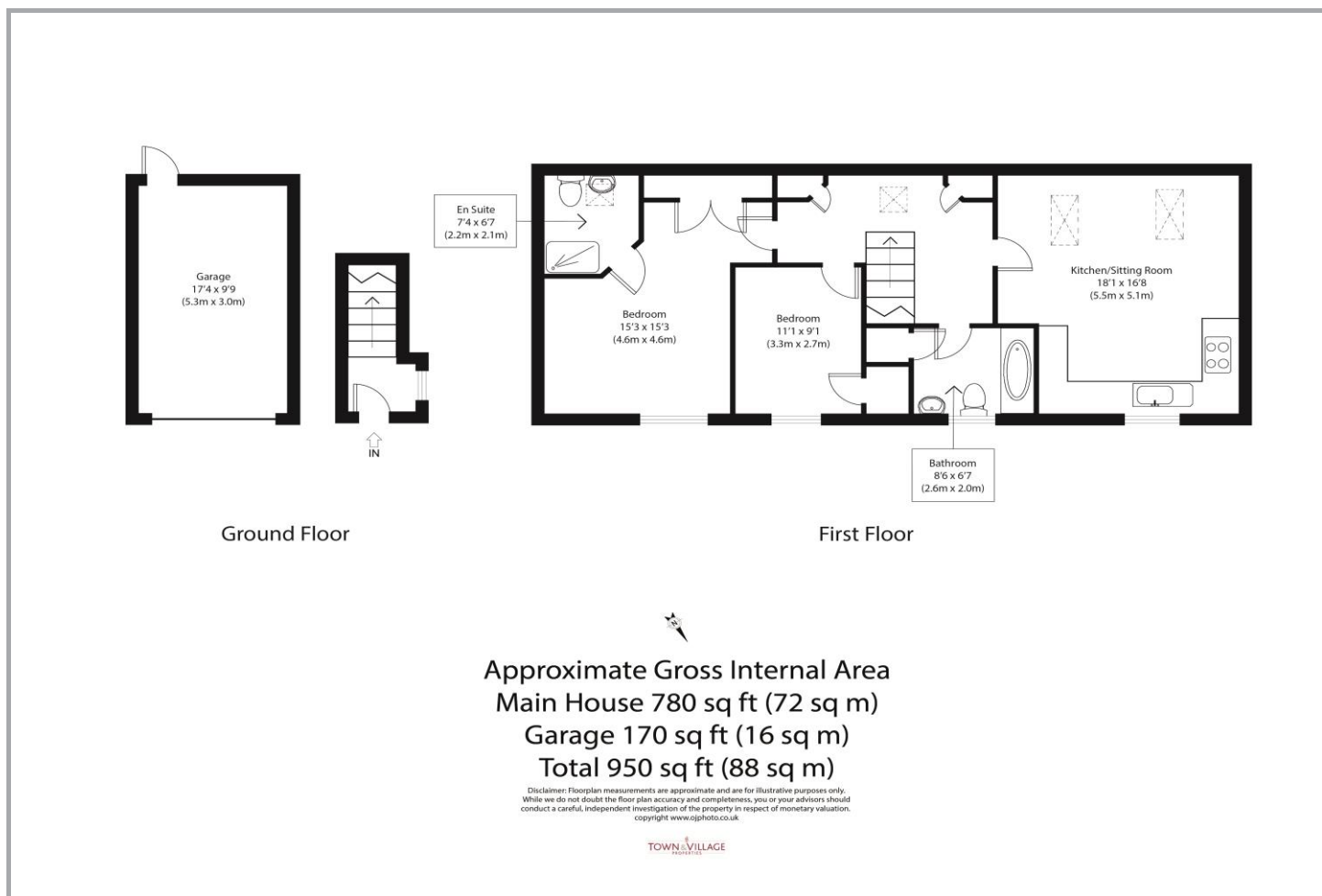
Kitchen Area

Luxuriously appointed fitted kitchen 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 and four ring gas hob with Neff extractor over, fridge/freezer, washer/dryer and dishwasher. The kitchen area also benefits from tiled flooring and tiled splash backs.

Master Bedroom Approx 15'3 x 15'3 (4.6m x 4.6m)

Double room with window to front aspect, built-in wardrobe with door to:





En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled splash back, tiled shower cubicle, skylight, tiled flooring and extractor.

Bedroom Two Approx 11'1 x 9'1 (3.3m x 2.7m)

Double room with window to front aspect, access to loft and built-in storage cupboard with shelving.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls, tiled flooring, door to storage cupboard housing the Vaillant gas-fired boiler and frosted window to front aspect.

Outside

The property is located in an enviable tucked away position towards the end of a no through road and is accessed over a shared driveway, which in turn leads to an allocated parking space as well as giving access to the single garage with up and over door, power and light connected, personnel door to rear and incorporating an additional storage cupboard. Behind the property are well-maintained, private and landscaped rear gardens with boundaries predominately defined by panel fencing as well as a brick wall. The gardens also enjoy the added benefit of "garden secluded nightlighting." A side access is also in place for ancillary use.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

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

Agents Notes

- We understand from our client that the property is still subject to the NHBC Guarantee.

- We understand from our client that the property is subject to an annual site maintenance charge, the approximate cost of which at this current time is in the region of £127.00 per annum.
- We understand from our client as the freeholder of this property that they receive a rent from the owners of the garages below, the current amount of which is approximately in the region of £25.00 per annum, per garage.





Energy performance certificate (EPC)

47, Quarry Avenue
NEEDHAM MARKET
IP6 8FA

Energy rating
B

Valid until: 5 April 2032

Certificate number: 3602-3634-8710-1976-1206

Property type Top-floor maisonette
Total floor area 82 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 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3602-3634-8710-1976-1206?print=true>

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