



12 Barn Field Drive | Needham Market | Suffolk | IP6 8FY

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12 Barn Field Drive, Needham Market, Suffolk, IP6 8FY

“An immaculately presented, three double bedroom, link-detached house located in an enviable tucked away location with south-facing grounds, off-road parking & garage.”

Description

A stylish and immaculately presented three bedroom link-detached house situated in a tucked away location towards a no through road and enjoying predominately south-facing grounds to the rear, off-road parking and a single garage. The property is also being sold with the added benefit of the NHBC guarantee.

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

A light and airy welcoming space with stairs rising to the first floor, housing for fuse board and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with storage under, heated towel rail, tiled walls, frosted window to front aspect, spotlight and extractor.

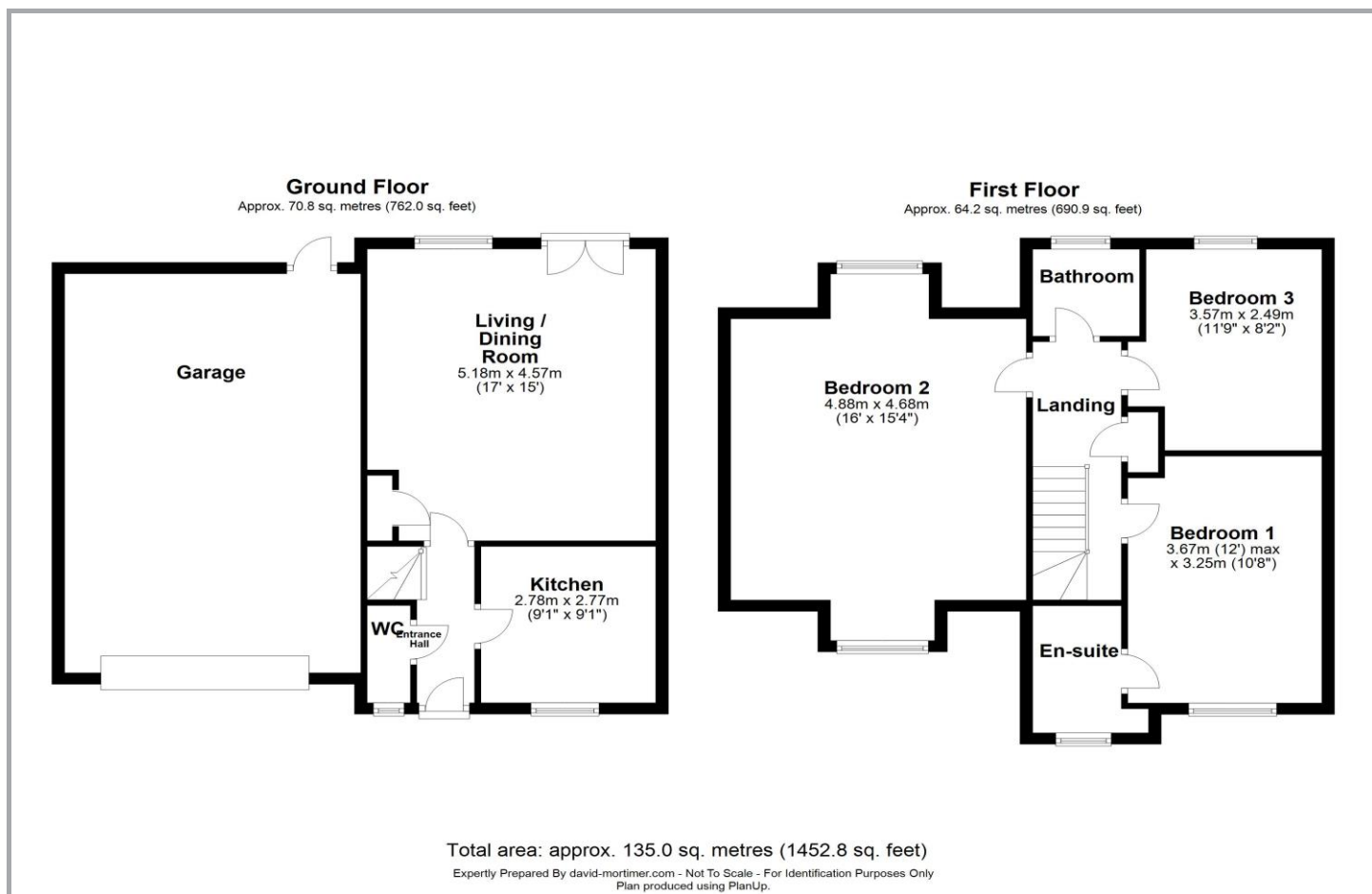
Living Room/Dining Room Approx 17' x 15' (5.18m x 4.57m)

Spotlights, door to under stairs storage cupboard, window to rear aspect and French doors to the rear opening onto the terrace.

Kitchen Approx 9'1 x 9'1 (2.78m x 2.77m)

Well-appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Zanussi induction hob, oven and grill, dishwasher, washing machine and fridge/freezer. Spotlights and window to front aspect.





First Floor Landing

With access to loft, door to airing cupboard housing hot water cylinder and benefiting from cloaks hanging space and doors to:

Master Bedroom Approx 12' max x 10'8 (3.67m max x 3.25m)

Double room with spotlights, window to front aspect and door to:

En-Suite Shower Room

Luxuriously appointed white suite comprising w.c. and wash basin with storage under, tiled shower cubicle, heated towel rail, tiled walls, spotlights, extractor and frosted window to front aspect.

Bedroom Two Approx 16' x 15'4 (4.88m x 4.68m)

Double room with double aspect windows to front and rear and spotlights.

Bedroom Three Approx 11'9 x 8'2 (3.57 x 2.49m)

Double room with window to rear aspect and spotlights.

Family Bathroom

Luxuriously appointed white suite comprising w.c. hand wash basin with storage under, panelled bath with shower over, heated towel rail, tiled walls, extractor, spotlights and frosted window to rear aspect.

Outside

The property is located towards the end of a no through road and is accessed over a private drive providing off-road parking as well as giving access to the single garage. The garage is fitted with an up and over door and has power and light connected. There is additional frontage by way of a predominately lawned area with a pathway leading up to the front door. To the rear

are predominately lawned gardens with a terrace abutting the rear of the property with boundaries clearly defined by panel fencing.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

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

Agents Note

- We understand from our client that the property benefits from the NHBC guarantee.
- We understand from our client that the property is subject to an annual maintenance charge, the cost of which is currently in the region of £100.00 per annum. Further details of which can be found by contacting the agent.



Energy performance certificate (EPC)

12 Barnfield Drive Needham Market Ipswich IP6 8FY	Energy rating B	Valid until: 17 August 2033 Certificate number: 0320-3658-3080-2297-1635
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Property type	Semi-detached house
Total floor area	99 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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