



36 Ludbrook Close | Needham Market | Suffolk | IP6 8EE

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PROPERTIES

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36 Ludbrook Close, Needham Market, Suffolk, IP6 8EE

“A spacious and well-presented three bedroom semi-detached house, located, in an enviable tucked away cul-de-sac with ample off-road parking, generous gardens & recently added summer house/home office.”

Description

A spacious and well-presented three bedroom semi-detached house, located in an enviable tucked away cul-de-sac location and benefiting from ample off-road parking, generous and well-maintained rear gardens and incorporating a more recently added summer house/home office.

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 entrance with stairs rising to the first floor, cloak hanging space, hardwood flooring and open to:

Sitting Room Approx 13'1 x 12'4 max (3.99m x 3.76m max)

With window to front aspect, inset with electric coal effect fireplace on a tiled hearth and open to:

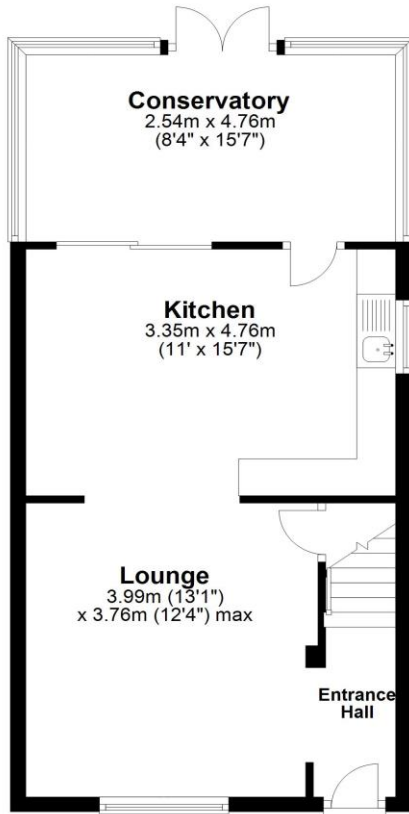
Kitchen/Dining Room Approx 15'7 x 11' x (4.76m x 3.35m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring gas hob with extractor over. Space for



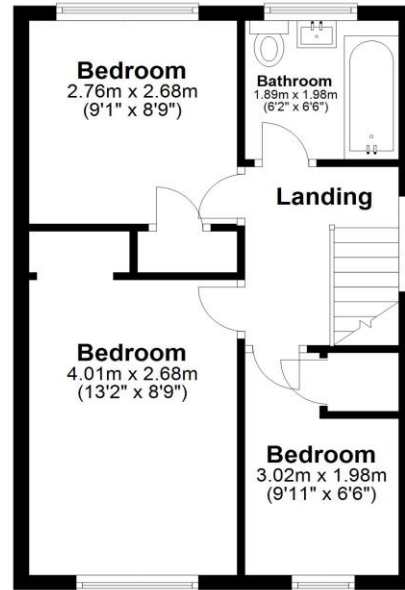
Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 sq. feet)

American style fridge/freezer and dishwasher, tiled splash backs, double aspect windows to the rear and side, tiled flooring and this space is open-plan, incorporating the dining area. Door to:

Conservatory Approx 15'7 x 8'4 (4.76m x 2.54m)

Constructed on a brick plinth with French doors to rear opening onto the terrace and enjoying predominately a west-facing aspect.

First Floor Landing

With access to loft, window to side aspect and doors to:

Master Bedroom Approx 13'2 x 8'9 (4.01m x 2.68m)

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

Bedroom Two Approx 9'1 x 8'9 (2.76m x 2.68m)

Double room with window to rear aspect and door to airing cupboard housing the hot water cylinder.

Bedroom Three Approx 9'11 x 6'6 (3.02m x 1.98m)

Window to front aspect and door to storage cupboard.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, heated towel rail, tiled walls, tiled flooring and frosted window to rear aspect.

Outside

The property is conveniently located towards the end of a tucked away cul-de-sac and is accessed over a private drive providing off-road parking. A side gate provides access to the predominately lawned rear gardens with a terrace abutting the rear of the property and boundaries clearly defined for the most part by fencing. Also incorporated within the grounds is a more recently added detached timber summer house/home office ideal for a variety of uses.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

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



Disclaimer

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Energy performance certificate (EPC)

36 Ludbrook Close
Needham Market
IPSWICH
IP9 8EQ

Energy rating
D

Valid until: 4 January 2034

Certificate number: 2180-8609-6040-5103-5901

Property type	Semi-detached house
Total floor area	72 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](http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. 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



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