



10 Steggall Close | Needham Market | Suffolk | IP6 8EB

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# 10 Steggall Close, Needham Market, Ipswich, Suffolk IP6 8EB

*“A superb opportunity to acquire this extended three-bedroom semi-detached property benefiting from single garage, off-road parking & proportionate gardens”*

## Description

A spacious and extended, three bedroom, semi-detached house located in a tucked away position on a no through road just a stone's throw from Needham Market town centre with its wide range of amenities.

The accommodation comprises: entrance hall, sitting room, dining room, kitchen, first floor landing, three bedrooms and shower/wet room.

Notable benefits include a single garage as well as ample off-road parking and proportionate, predominantly lawned 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:

### Entrance Hall

Windows to front aspect and door to:

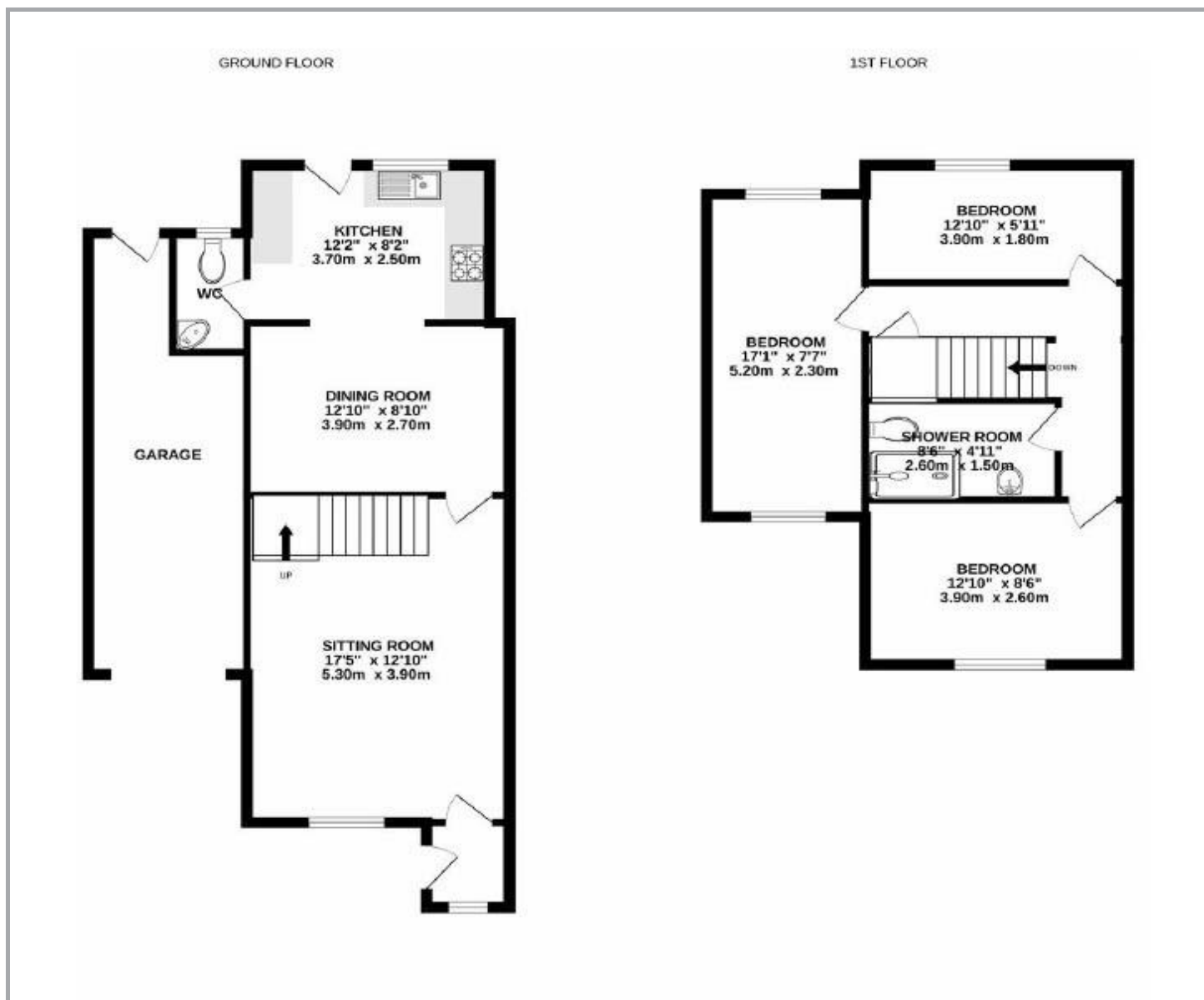
### Sitting Room Approx 17'5 x 12'10 (5.3m x 3.0m)

Generous, light and airy space, stairs rising to the first floor, dado rail and feature inset with wooden mantle surround. Opening to:

### Dining Room Approx 12'10 x 8'10 (3.9m x 2.7m)

Currently set up as utility area with disabled access but equally as suitable as dining room as was originally designed and benefiting from dado rail. Archway to:





### **Kitchen Approx 12'2 x 8'2 (3.7m x 2.5m)**

Fitted with a matching range of wall and base units and worktops over and inset one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include four ring gas hob with extractor and oven and grill.

Window to rear aspect, personnel door to rear, tiled flooring, space for washing machine. Door to:

### **Cloakroom**

White suite comprising w.c, hand wash basin, tiled flooring, frosted window to rear aspect.

### **First Floor Landing**

With access to loft and doors to:

### **Bedroom Two Approx 12'10 x 8'6 (3.9m x 2.6m)**

Double room with windows to front aspect

### **Shower / Wet Room**

White suite comprising w.c, hand wash basin, heated towel rail, shower attachment with shower drain, extractor and tiled walls.

### **Landing/ Inner hall**

Door to airing cupboard housing hot water cylinder, incorporating shelving and door to:

### **Master Bedroom Approx 17'10 x 7'7 (5.2m x 2.3m)**

A more recent addition to the property having been extended over the garage, now offering a substantial master bedroom suite with double aspect windows to the front and rear.

### **Bedroom Three 12'10 x 5'11 (5.20m x 1.8m)**

Currently serving as the space for disabled access from the ground floor but able to be turned back to a double bedroom with window to rear aspect.

### **Outside**

The property is located in a tucked way position within the cul de sac and is accessed over a private drive providing ample off-road parking as well as giving access to the single garage with up and over door, power and light connected.

To the rear are proportionate and predominantly lawned rear gardens with boundaries defined by fencing for the most part and incorporating a sun terrace towards the foot of the garden.

### **Local Authority**

Mid Suffolk District Council

### **Council Tax Band – B**

### **Services**

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

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**Energy performance certificate (EPC)**

10, Steggall Close Needham Market IPSWICH IP6 8EB	Energy rating <b>D</b>	Valid until: 5 August 2025
		Certificate number: 8465-7928-3300-1785-8902

Property type	Semi-detached house
Total floor area	90 square metres

**Rules on letting this property**

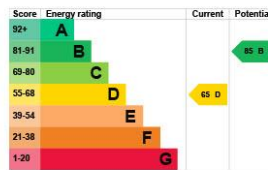
Properties can be let if they have an energy rating from A to E.

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 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8465-7928-3300-1785-8902?print=true>

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Registered address:  
Grove House  
87a High Street  
Needham Market  
Suffolk  
IP6 8DQ

Needham Market: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)  
Boxford: [boxford@townandvillageproperties.co.uk](mailto:boxford@townandvillageproperties.co.uk)

Boxford  
2a Broad Street, Boxford, Suffolk, CO10 5DX  
01787 704200

Needham Market  
87a High Street, Needham Market, Suffolk, IP6 8DQ  
01449 722003

London  
121 Park Lane, London, W1K 7AG  
020 7409 8403