



13 Fairfax Gardens | Needham Market | Suffolk | IP6 8AZ

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# 13 Fairfax Gardens, Needham Market, Suffolk, IP6 8AZ

*“A spacious & well-presented link-detached family house with garage, generous & attractive rear gardens & being just a stone’s throw from Needham Market’s historic High Street.”*

## Description

A spacious and well-presented three bedroom link-detached family house situated in an enviable location just a stone’s throw from Needham Market town centre and railway station as well as being nestled well-back from any main thoroughfare.

Other notable benefits include a garage en-bloc, generous and attractive rear gardens as well as a delightful frontage overlooking a green.

## 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, door to under stair cupboard and doors to:

### Ground Floor Shower Room

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

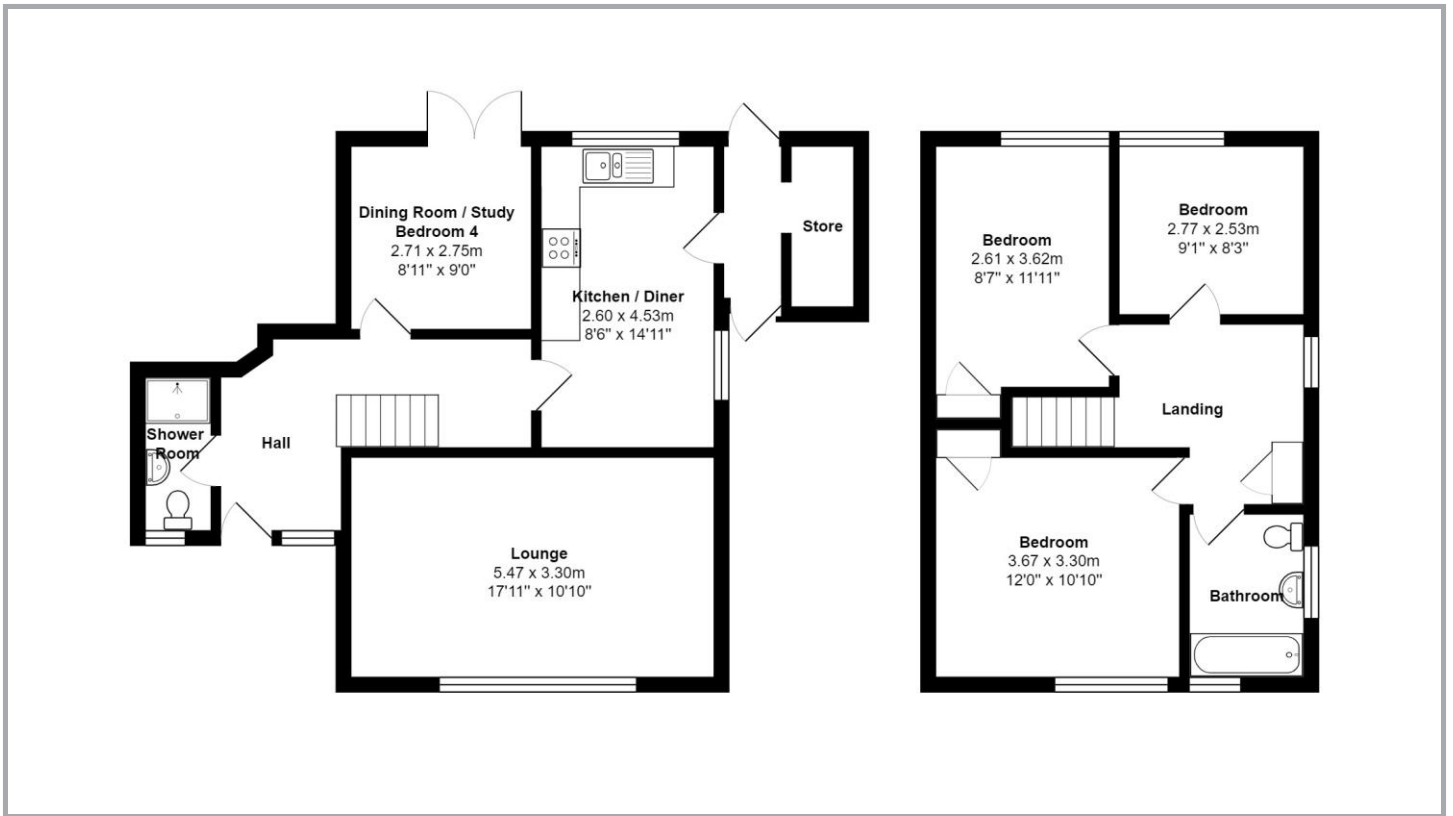
### Sitting Room Approx 17'11 x 10'10 (5.47 x 3.30m)

Spacious, light and airy room with window to front aspect, feature inset, extensive built-in shelving and serving hatch through to kitchen/breakfast room.

### Dining Room/Study/Bedroom Four Approx 9' x 8'11 (2.75m x 2.71m)

Ideal for a variety of uses and currently used as a home office. This room enjoys attractive views of the rear garden as well as French doors to the rear opening onto the patio.





**Kitchen/Breakfast Room Approx 14'11 x 8'6 (4.53m x 2.60m)**

Recently refitted with a matching range of wall and base units with oak worktops over and inset with one and half bowl sink, drainer and chrome mixer tap. Integrated appliances include Hotpoint oven with four ring gas hob and extractor over. Space for washing machine and fridge/freezer. This room also benefits from two proportionate larder style cupboards, one of which houses the recently refitted Worcester gas-fired boiler with Google Nest thermostat. There is a side door opening to a lean-to with doors to both the front and rear and incorporating an opening to a utility area with storage space and worktop with space under for white goods.

**First Floor Landing**

With access to loft, window to side aspect, door to airing cupboard housing hot water cylinder and incorporating shelving and doors to:

**Master Bedroom Approx 12' x 10'10 (3.67m x 3.30m)**

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

**Bedroom Two Approx 11'11 x 8'7 (3.62m x 2.61m)**

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

**Bedroom Three Approx 9'1 x 8'3 (2.77m x 2.53m)**

Window to rear aspect.

**Family Bathroom**

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, double aspect frosted windows to the front and side and wood flooring.

**Outside**

The property stands in an enviable position enjoying substantial frontage behind an attractive green and to the rear (accessed through the lean-to) are generous, well-maintained, and

attractive rear gardens. The rear garden is arranged over two levels and predominately lawned with raised flower and shrub beds and specimen trees. Also incorporated within plot are two storage sheds. Boundaries are defined predominately by panel fencing.

**Local Authority**

Mid Suffolk District Council

**Council Tax Band – C**

**Services**

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





## Energy performance certificate (EPC)

13 Fairfax Gardens  
Needham Market  
IPSWICH  
IP6 8DQ

Energy rating

**C**

Valid until: 7 February 2034

Certificate number: 7400-8682-0722-7301-3243

Property type Detached house

Total floor area 105 square metres

### Rules on letting this property

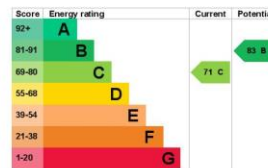
Properties can be let if they have an energy rating from A to E.

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 C. 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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Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)