



12 Clover Close | Needham Market | Suffolk | IP6 8JL

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12 Clover Close, Needham Market, Suffolk, IP6 8JL

“A superb opportunity to acquire this well-presented & spacious, three bedroom semi-detached house with garage, off-road parking & proportionate front & rear gardens.”

Description

A spacious, well-presented and recently refurbished three bedroom semi-detached house, located just a stone's throw from Needham Market's historic high street with its wide range of amenities.

Notable benefits include ample off-road parking, a single garage and proportionate front and 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

Stairs rising to the first floor, under stairs storage area with cloak hanging space and doors to:

Sitting Room Approx 12'11 x 11'2 (3.94m x 3.41m)

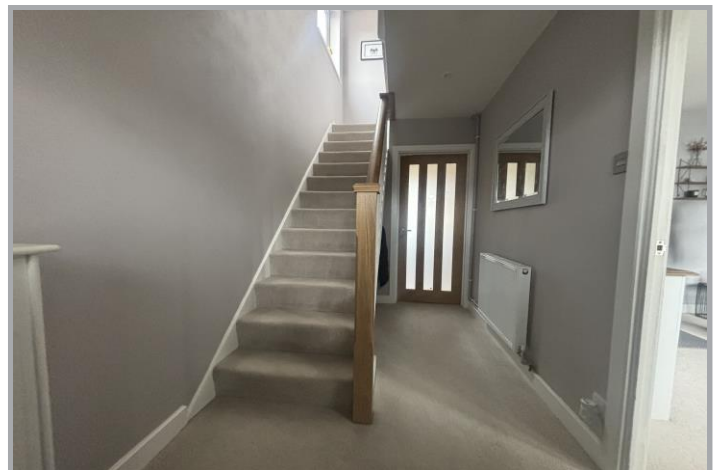
Delightful, light and airy space with window to front aspect and inset with wood burning stove.

Kitchen/Dining Room Approx 17'4 x 10'6 (5.28m x 3.21m)

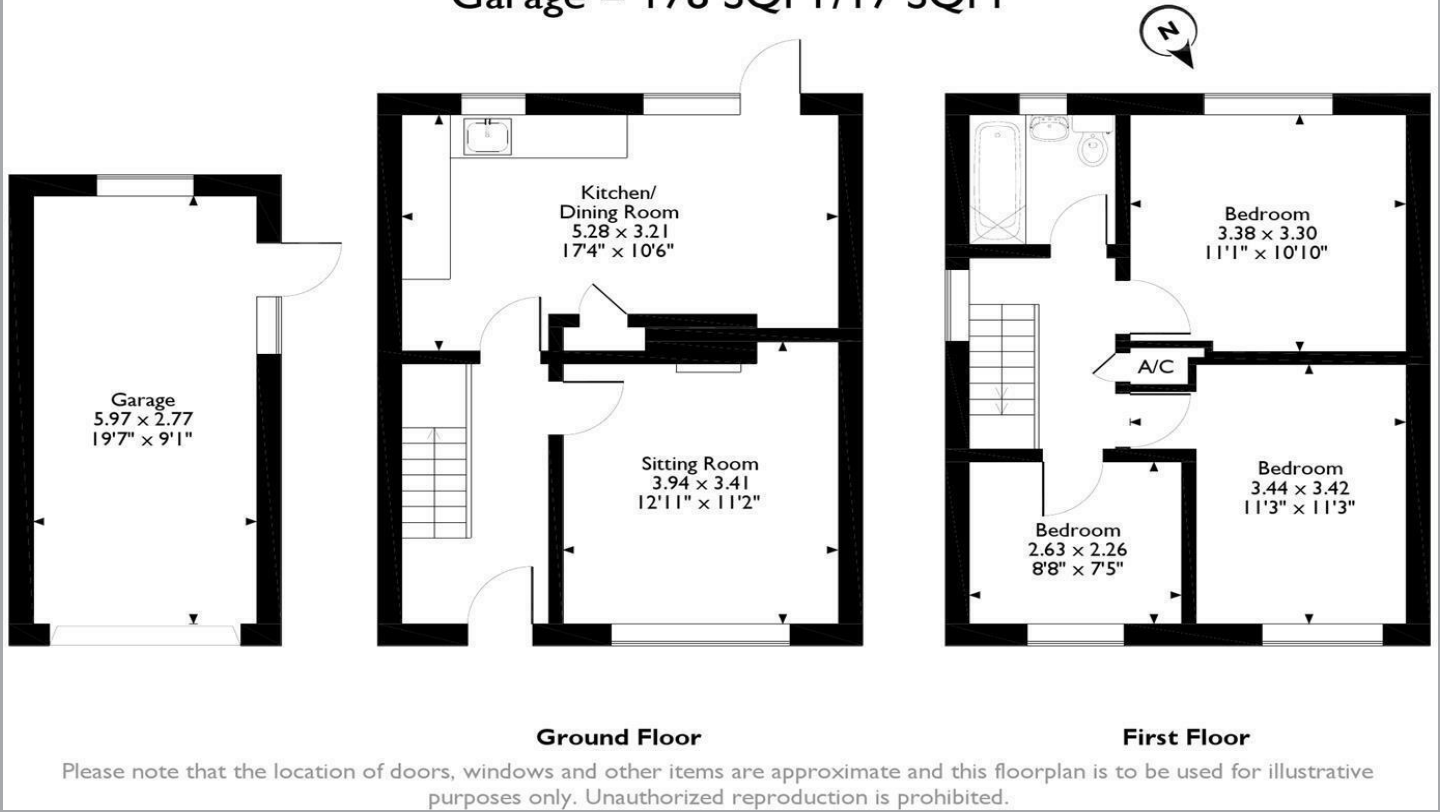
Well-appointed and recently refitted kitchen with a matching range of wall and base units with wooden worktops over and inset with sink, drainer and chrome mixer tap. Integrated appliances include oven and grill, four ring halogen hob with extractor over, dishwasher, washing machine and fridge/freezer. Breakfast bar, laminate flooring, window to rear aspect, spotlights and French doors to rear opening onto the terrace.

First Floor Landing

Window to side aspect, door to airing cupboard housing the hot water cylinder, access to loft and doors to:



Clover Close Needham Market, Ipswich, Suffolk
Approximate Gross Internal Area
Main House = 826 SQFT/76 SQM
Garage = 178 SQFT/17 SQM



Master Bedroom Approx 11'1 x 10'10 (3.38m x 3.30m)

Double room with window to rear aspect.

Bedroom Two Approx 11'3 x 11'3 (3.44m x 3.42m)

Double room with window to front aspect.

Bedroom Three Approx 8'8 x 7'5 (2.63m x 2.26m)

With window to front aspect.

Family Bathroom

Coloured suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls and frosted window to rear aspect.

Outside

The property is located towards the end of a tucked away 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 and personnel door to side.

The rear gardens are predominately lawned with a terrace abutting the rear of the property and with boundaries clearly defined by fencing for the most part. Also incorporated within the plot is a timber storage shed.

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)		
12 CLOVER CLOSE NEEDHAM MARKET IP6 8JL	Energy rating E	Valid until: 10 January 2031
		Certificate number: 2191-8741-1099-7172-7952

Property type	Semi-detached house
Total floor area	77 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 E. 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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