



21 Pinecroft Way | Needham Market | Suffolk | IP6 8HB

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21 Pinecroft Way, Needham Market, Suffolk, IP6 8HB

“A well-presented and spacious four bedroom, link detached family house with garage, off-road parking & attractive front & rear gardens.”

Description

An excellent opportunity to acquire a spacious and well-presented four bedroom link detached family house, located in a convenient yet tucked away cul-de-sac location, just a stone's throw from Needham Market's historic town centre with its wide range of amenities.

The property is being offered to the market for the first time in over 35 years and during the owner's tenure has been extended to provide thoughtfully designed and individual living accommodation, arranged over two floors.

Further notable benefits include ample off-road parking, a single garage and delightful, particularly well-maintained front and rear gardens. There is also potential for an en-suite to the master bedroom (subject to the relevant planning consents).

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 welcoming entrance with cloak hanging space, stairs rising to the first floor and door to:

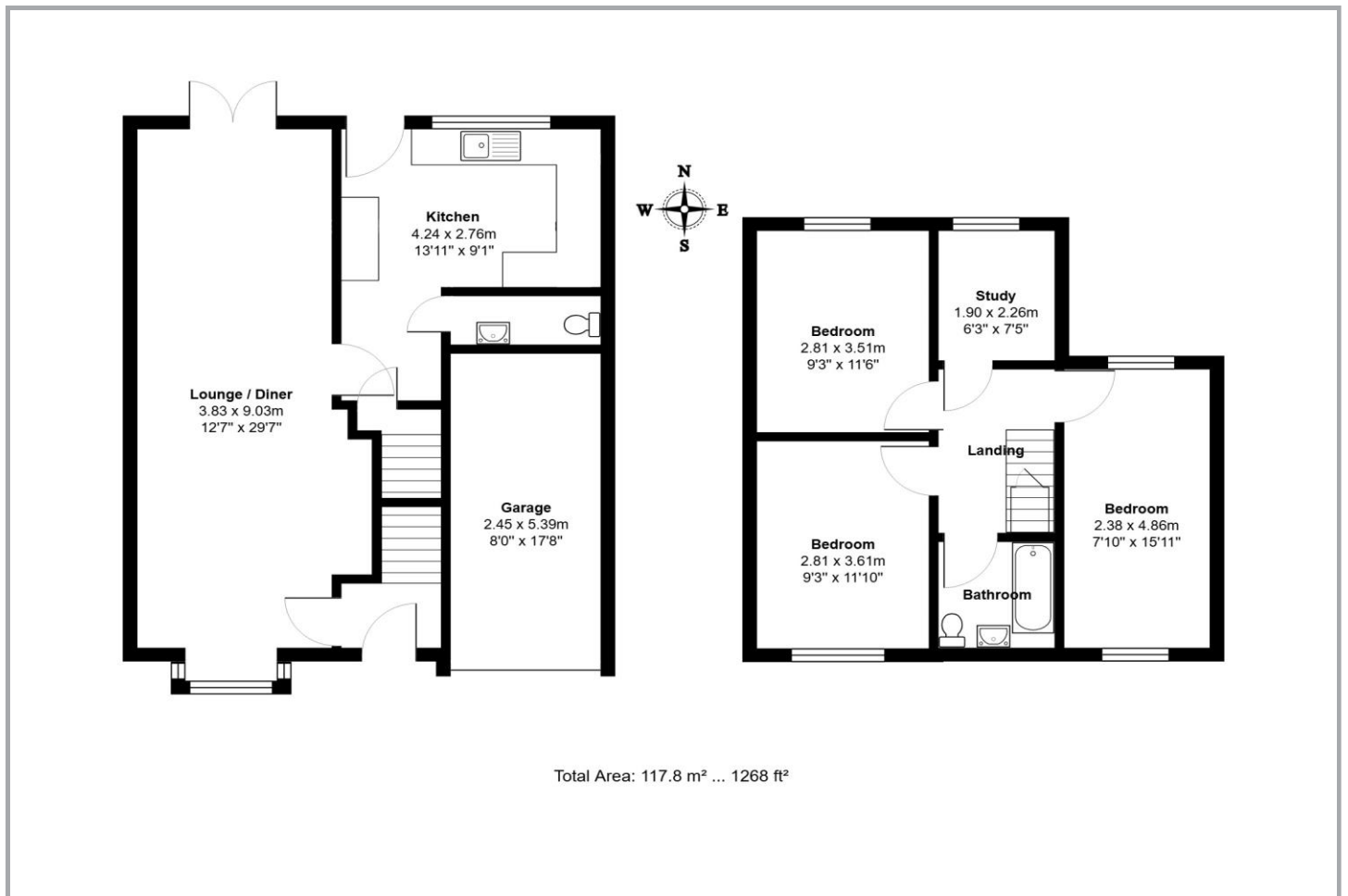
Sitting Room/Dining Room Approx 29'7 x 12'7 (9.03m x 3.83m)

Open-plan from the front to the back of the house and incorporating bay window to front aspect, French doors to the rear opening onto the terrace and feature inset with gas coal-effect fire with mantel surround and hearth. Door to:

Kitchen/Breakfast Room Approx 13'11 x 9'1 (4.24m x 2.76m)

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 grill, four ring gas hob with extractor over and dishwasher. Housing the Vaillant gas-fired boiler, personnel door to rear opening onto the terrace, window to rear aspect, door to extensive understairs cupboard (currently used as a larder) and incorporating built-in shelving. Door to:





Cloakroom

White suite comprising w.c, hand wash basin, tiled flooring and extractor.

First Floor Landing

Access to loft, door to airing cupboard housing the hot water cylinder and doors to:

Master Bedroom Approx 15'11 x 7'10 (4.86m x 2.38m)

Forming part of the extension, this magnificent double room benefits from double aspect windows to the front and rear, access to loft and this room accommodates extensive wardrobe space should it be required.

Bedroom Two Approx 11'6 x 9'3 (3.51m x 2.81m)

Double room with window to rear aspect.

Bedroom Three Approx 11'10 x 9'3 (3.61m x 2.81m)

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

Bedroom Four Approx 7'5 x 6'3 (2.26m x 1.90m)

Currently used as a study but equally as ideal as a bedroom and incorporating window to rear aspect and extensive built-in storage/shelving.

Family Bathroom

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

Outside

The property is set slightly back from the road and located well within this 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. The garage is fitted with an up and over door and has power and light connected.

The gardens are thoroughly well-maintained by the current owner and are predominately lawned with a terrace abutting the rear of the

property. The grounds are interspersed with a collection of colourful and established flower and shrub borders. Boundaries are 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 – C

Services

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

Agents Note

As is common Estate Agency practice, we are obligated to inform all prospective purchasers that this property, like many within this development have unfortunately suffered recent flood damage in light of inclement weather. Further details can be found by contacting the agent.





Energy performance certificate (EPC)

21 Pinecroft Way Needham Market IPSWICH IP6 8HB	Energy rating C	Valid until: 21 July 2034
		Certificate number: 3214-7114-8002-0023-9202

Property type	Detached house
Total floor area	103 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>).

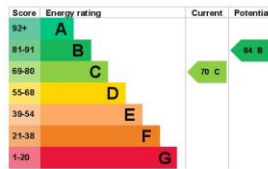
Energy rating and score

This property's energy rating is C. It has the potential to be B.

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.

See [how to improve this property's energy efficiency](#).



For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer

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

Needham Market: info@townandvillageproperties.co.uk
 Boxford: boxford@townandvillageproperties.co.uk