



3 Chalk Lane | Needham Market | Suffolk | IP6 8FN

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3 Chalk Lane, Needham Market, Suffolk, IP6 8FN

“A spacious four bedroom detached executive style family house, with ample off-road parking, garage and enclosed rear gardens.”

Description

A spacious four bedroom detached modern family residence, located within the ever popular “St Georges Park”, Hopkins Homes development and benefitting from the NHBC guarantee. Other benefits include ample off-road parking proportionate, private enclosed rear gardens and single garage, as well as being offered to the market with no onward chain.

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;

Reception Hall

A welcoming light and airy space with stairs rising to the first floor. Door to storage cupboard. Doors to:

Sitting Room Approx 15'4 x 12'7 (4.6m x 3.8m)

An impressive modern light and airy family space with French doors the rear opening onto a terrace as well as windows to side aspect and feature inset wood burning stove. Door to:

Dining Room Approx 9'9 x 8'9 (3.0m x 2.7m)

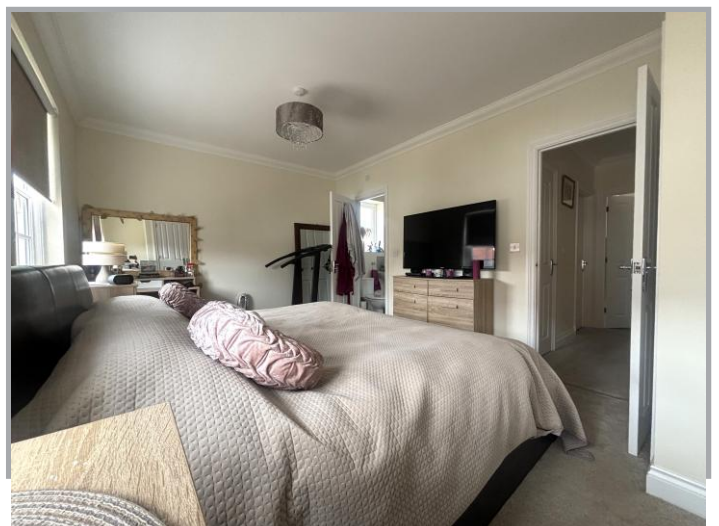
Equally suitable as a home office or snug and with sash windows to front aspect.

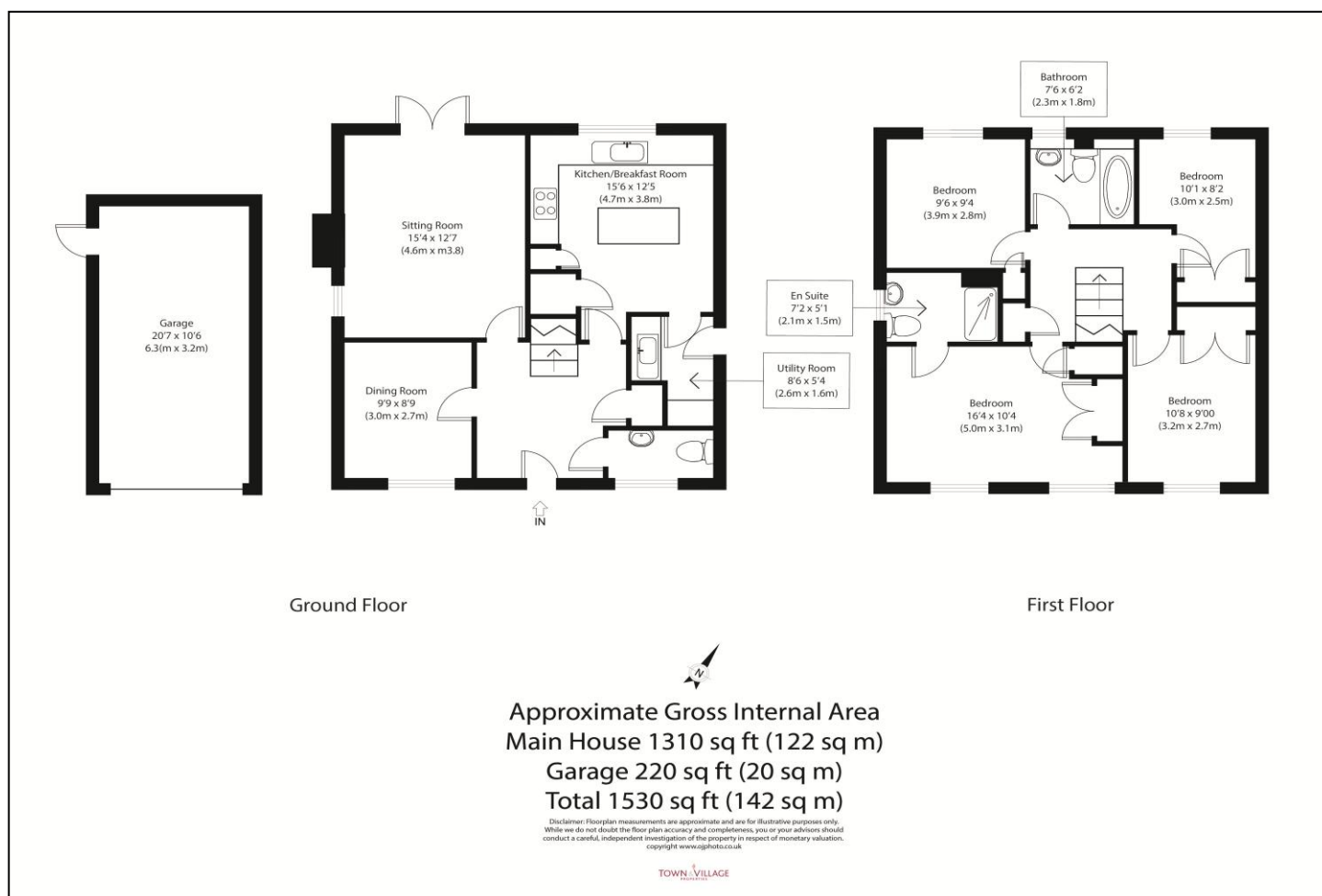
Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback, frosted sash window to front aspect and extractor.

Kitchen/Breakfast Room Approx 15'6 x 12'5 (4.7m x 3.8m)

Fitted with a matching range of wall and base units with worktops over inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Neff oven and grill as well as Neff four ring induction hob with extractor over. Space for dishwasher and





fridge/freezer. Door to understairs larger cupboard. Feature island incorporating a breakfast bar and with power connected. Tiled flooring. Window to rear aspect. Door to:

Utility Room Approx 8'6 x 5'4 (2.6m x 1.6m)

Again with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Tiled splashbacks. Cloak hanging space, tiled flooring, personnel door to side and extractor. Space for white goods.

First Floor Galleried Landing

With access to loft. Door to airing cupboard housing hot water cylinder and doors to;

Master Bedroom Approx 16'4 x 10'4 (5.0m x 3.1m)

An impressive double room with two sash windows to front aspect, built-in wardrobe as well as additional overstairs storage. Door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin and tiled splashback, tiled shower cubicle. Frosted window to side aspect and extractor.

Bedroom Two Approx 9'6 x 9'4 (3.9m x 2.8m)

Another double room with window to rear aspect.

Bedroom Three Approx 10'1 x 8'2 (3.0m x 2.5m)

Another double room with sash window to front aspect. Built-in wardrobe.

Bedroom Four Approx 10'8 x 9' (3.2m x 2.7m)

Currently used as a dressing room but equally suitable as a bedroom in its own right with built-in wardrobes as well as

window to rear aspect.

Family Bathroom

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

Outside

The property occupies arguably one of the best positions within the development on a shorter, less travelled road as well as enjoying a corner plot position, and being 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.

The rear gardens are predominately lawned with a terrace abutting the rear of the property and boundaries clearly defined by fencing for the most part. Of particular note are the established and well-maintained raised beds and borders. There is also an additional sun terrace, currently housing the hot tub (not included within the sale).

Local Authority

Mid-Suffolk District Council. Council Tax Band – E

Services

Main water, drainage and electricity. Gas fired heating.

Agents Note

We understand the property benefits from the NHBC guarantee.

We understand from our client that the property is subject to an annual maintenance charge which currently stands in the region of tbc per annum.



3, Chalk Lane
Needham Market
IPSWICH
IP6 8FN

Energy rating
B

Valid until
19 August 2029

Certificate number
87717838-6990-7450-7922

Property type
Detached house

Total floor area
123 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](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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