

**DRAFT DETAILS**  
**35 AMMONITE DRIVE**  
**NEEDHAM MARKET**  
**IP6 8FJ**

OPEN HOUSE (C&T) present: A very well presented and spacious modern semi-detached bungalow, built in 2018, on the S side of town, convenient for the station and A14. Hall, Spacious Open-Plan Living/Kitchen/Dining Room, 2 Double Bedrooms, Bathroom, Front & Rear Gardens, Generous Parking, **IDEAL FTB** or **RETIREMENT, VIEW ASAP.**



2214

**Price Guide £285,000**

HALL, SPACIOUS OPEN-PLAN LIVING/KITCHEN/DINING ROOM, 2 DOUBLE BEDROOMS, BATHROOM, FRONT & REAR GARDENS, GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, IDEAL FIRST-TIME OR RETIREMENT PURCHASE, VERY WELL PRESENTED, CONVENIENT FOR TOWN, WITH STATION & A14 NEARBY, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
**01284 769691 • 07803 138123**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From the A14, turn off on to the A1120, towards Stowmarket. Continue over the roundabout and at the traffic lights, turn left onto the B1113, towards Needham Market. On entering Needham Market, proceed down the High Street, and at the end, continue past The Lion pub. Turn right into Ammonite Drive. Proceed along, taking the second turning left, where the property is located on the left.

**HALL :** Approached via an outer canopy with part glazed front door. Built-in deep cloaks/storage cupboard with radiator, loft access, telephone point, radiator.

**OPEN-PLAN LIVING/KITCHEN/DINING ROOM : 7.75m (25'5") x 3.25m (10'8")**  
**overall** Spacious, light and airy open plan living accommodation, arranged as two separate areas:

**LOUNGE/DINING AREA : 4.57m (15'0") x 3.25m (10'8")** TV point, telephone point, two radiators, UPVC glazed double doors to rear garden. Open plan to:

**KITCHEN AREA : 3.25m (10'8") x 3.17m (10'5")** Range of modern grey high-gloss base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap with flexi-hose, inset Neff gas hob with Neff stainless steel cooker canopy over, built-in Neff electric double oven/grill, pan drawers, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, cupboard housing wall mounted gas combination boiler, tiled floor, extractor fan, UPVC window to side.

**BEDROOM 1 : 5.82m (19'1") max x 2.67m (8'9")** A spacious double bedroom. Built-in double wardrobe, TV point, radiator, UPVC window to rear.

**BEDROOM 2 : 3.25m (10'8") x 2.64m (8'8")** Telephone point, radiator, UPVC window to front.

**BATHROOM : 2.84m (9'4") x 1.45m (4'9")** White suite comprising enamel bath with mixer shower attachment and glazed screen, wc, pedestal wash basin with mixer tap, tiled splashbacks, shaver point, extractor fan, radiator, UPVC window to front.

**OUTSIDE :** To the front of the property, the garden is open plan, laid mainly to lawn with shingle and bark chipping borders, and a pathway to the front door. To the side, a block paved driveway provides vehicular standing for two cars, where there is also an outside water tap. A gate provides side access to the rear garden. This is of a good size, being enclosed by fencing, and laid principally to lawn, with shingle and bark chipping beds, paved patio area, and a **TIMBER SHED**.

**NOTE:** The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band C.

The vendor has informed us that there is an annual development service charge, which for the year 1st January 2022 - 31st December 2022, is £121.77.

**NEEDHAM MARKET :** Needham Market in Mid Suffolk, is a small town, situated between Bury St Edmunds to the north-west, and Ipswich to the south-east, close to the larger town of Stowmarket, (about 3 miles away). The many available local amenities include a Post Office, Primary and Middle School, Doctors, Dentist, Co-Op supermarket, Bakers, Butchers, Pubs, and various other shops. Needham Lake conservation area is located nearby, and offers countryside walks. Needham Market rail station connects with Stowmarket and Ipswich, Suffolk's county town (about 8 miles away), providing a larger range of shopping, leisure and social facilities. For commuters, nearby Stowmarket offers a mainline service to London's Liverpool Street.

**STOWMARKET AREA :** Many amenities are available in Stowmarket, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

**BURY ST EDMUNDS AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





## Energy performance certificate (EPC)

35, Ammonite Drive  
Needham Market  
IPSWICH  
IP6 8FJ

Energy rating

**B**

Valid until: **22 April 2028**

Certificate number: **8900-3575-3739-5327-6483**

Property type **Semi-detached bungalow**

Total floor area **64 square metres**

### Rules on letting this property

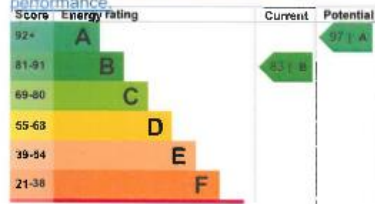
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.