



2 Jackdaw Close, Needham Market, Ipswich, Suffolk, IP6 8FD

Guide Price £310,000 Freehold

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Part of the Your Ipswich Group

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DESCRIPTION

NO ONWARD CHAIN - Built in 2021, within the impressive St Georges Park Development this most attractive red brick semi-detached family home or indeed investment opportunity, occupies a wonderful edge of village setting offering everyday amenities, facilities, bus service and rail links. The accommodation is well presented boasting a good size open plan kitchen/dining room at the rear opening into the sitting room and out to the garden - a great entertaining space. There are three double bedrooms, two with built-in wardrobes and en-suite to the master bedroom. Alongside the family bathroom there is also a cloakroom to the ground floor. Features include high skirting and coving which can be found to most rooms along with plentiful power sockets and double glazing. The entrance hall and cloakroom feature Herringbone flooring, the kitchen white marble style tiled floor and the bathroom boasts a pretty mosaic tiled floor. Outside the garden largely wraps around the property with a small front garden, enclosed rear garden, driveway providing off road parking and access to the single en-block garage.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Herringbone floor, broadband point, understair storage cupboard and doors to:

SITTING ROOM

Approx 15' 5" x 10' 8" (4.7m x 3.25m)

Window to front elevation, television point, door to entrance hall and double doors to:

KITCHEN/DINING ROOM

Approx 18' 2" x 12' 5" (5.54m x 3.78m)

Fitted contemporary white gloss kitchen with stainless steel sink and drainer and window above overlooking the rear garden, Neff gas cooker with extractor hood, Amica dishwasher, Hisense washing machine, Fridgemaster fridge/freezer, dining space, tiled marble style floor, cupboard housing the Therma boiler, double doors to the sitting room and another set to the rear garden with garage and driveway beyond. All white goods are available by separate negotiation.

CLOAKROOM

Fitted white suite comprising pedestal wash basin and low level w.c. tiled splashback, Herringbone floor, privacy window to side elevation, radiator and consumer box.

ON THE FIRST FLOOR

LANDING

Loft access, radiator, window to side elevation, airing cupboard housing the Therma hot water system and doors to:

MASTER BEDROOM

Approx 10' 11" x 10' 3" (3.33m x 3.12m)

Window to front elevation, built-in wardrobe and door to:

EN-SUITE SHOWER ROOM

Fitted white suite comprising shower, pedestal wash basin and low level w.c. tiled splashbacks, radiator and shaver point.





Total Area: 94.9 m² ... 1021 ft²

BEDROOM TWO

Approx 10' 3" x 9' 4" (3.12m x 2.84m)

Window to front elevation, built-in wardrobe and radiator.

BEDROOM THREE

Approx 12' x 7' (3.66m x 2.13m)

Window to rear elevation and radiator.

BATHROOM

Fitted white suite comprising panelled bath with shower over, pedestal wash basin and low level w.c, mosaic style floor, radiator, tiled splashbacks, shaver point, privacy window to front elevation and extractor fan.

OUTSIDE

To the front, grass and shingled gardens lay either side of a paved pathway leading to the entrance with a columned surround and light. A shrub border continues around the side of the property adjoining the fencing which encloses the rear garden. A driveway at the rear provides off road parking in front of the single en-block garage and a pedestrian gate provides access to the rear garden, which is largely laid to lawn with a patio for dining, light and water tap.

SERVICE CHARGE

We understand there is an annual service charge of £146.00p.

SERVICES

We understand mains water, electric, gas and sewerage are connected.

COUNCIL TAX

Ipswich Borough Council tax band B, approx £1,834.42p (2025-2026).

NEARBY SCHOOLING

Nearest Primary Schools include Bosmere, Creeting St Mary and Combs. Secondary Schools include Claydon Stowupland and Stowmarket.

DIRECTIONS

Leaving Ipswich via Norwich Road/A1156, at the roundabout take the 3rd exit onto Bury Road/A1156, at the next roundabout take the 3rd exit onto Bury Road and then the slip road onto the A14. At junction 52, take the B1113 exit to Bramford/Great Blakenham/Claydon/B1113 and upon reaching the roundabout, take the second exit on Bramford Road/B1113. Keep right to stay on Bramford Road/B1113 and turn left onto Stowmarket Road/B1113 following through the village, through Darmsden and into Needham Market. Turn left onto Quarry Avenue continue bearing left around the pond and turn left onto Jackdaw Close, where the property can be found a short distance ahead of you.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for

the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.



Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

2, Jackdaw Close WISBEAM MARKET IP6 8FD	Energy rating B	Valid until 23 November 2031
Property type Semi-detached house		Certificate number 3759-2339-4739-1936-1228
Total floor area 92 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 B. It has the potential to be A.

[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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