

A superb four bedroom link detached property within the popular town of Needham Market.



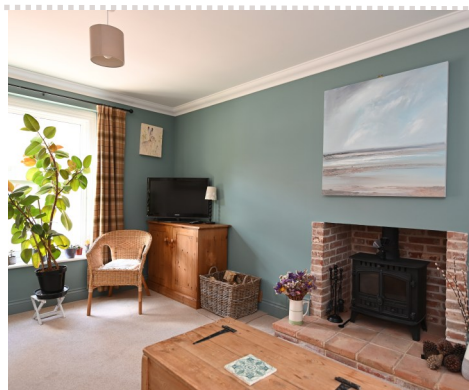
RENT

£1,600.00 PCM

Ref: R2528

Address

23 Badger Close
Needham Market
Suffolk
IP6 8FB



A four bedroom link detached property with kitchen/dining room, sitting room with fireplace and integrated wood burner, cloakroom, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Carport parking for 3, garage and private rear garden.

To let partial or unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

23 Badger Close is situated on the edge of Needham Market on the recently built Hopkins Homes development. Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. It is served by rail services hourly to Ipswich, Bury St Edmunds, Newmarket and Cambridge from a magnificently restored red brick station that befits a much larger township.

The property is also located within easy driving distance of Stowmarket, from where mainline rail services run regularly to Norwich, Peterborough and London's Liverpool Street Station (about 80 mins). The A14 which bypasses the town provides a direct link to Ipswich (11 miles), Bury St Edmunds, Cambridge and the Midlands, as well as to London and Stansted Airports via the M11. Needham Market provides a wide range of local shops, public houses, restaurants, sports facilities, educational and commercial facilities.

The Accommodation

On entering the property through the front door, a door leads to the Cloakroom and a further door into the sitting room, which has an integrated fireplace with wood burning stove. A spacious Kitchen/Dining Room fitted with a range of wall and base unit. Integrated oven, hob and extractor fan. French doors from the dining area lead into the garden and patio area. A further door leads to the carport parking and garage.

The staircase leads to the First Floor and landing with two built-in cupboards. Master bedroom benefits from an en-suite shower room. Three further bedrooms and a family bathroom.



Outside

The property benefits from carport parking which leads to the garage. From the driveway a gate leads into the back garden which is laid to lawn. There is a side door to the garage and to the rear, there is an area with a pergola over a patio area for table and chairs.



Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Gas fired central heating

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating Band D

Council Tax Band D £2,208.07 payable per annum 2025/2026

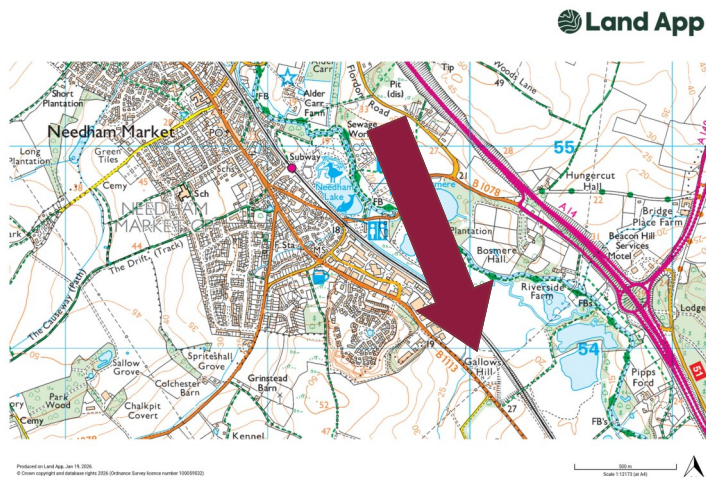
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

Agents Note: The Landlord is an employee of Clarke and Simpson.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

January 2026

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		



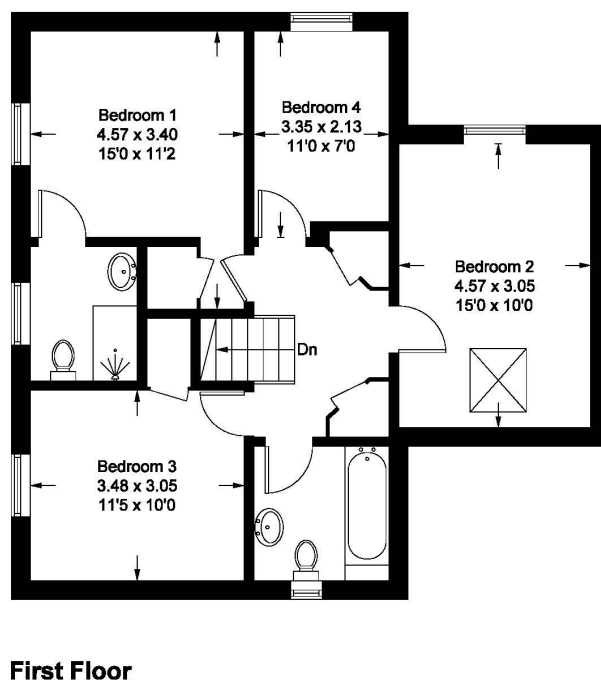
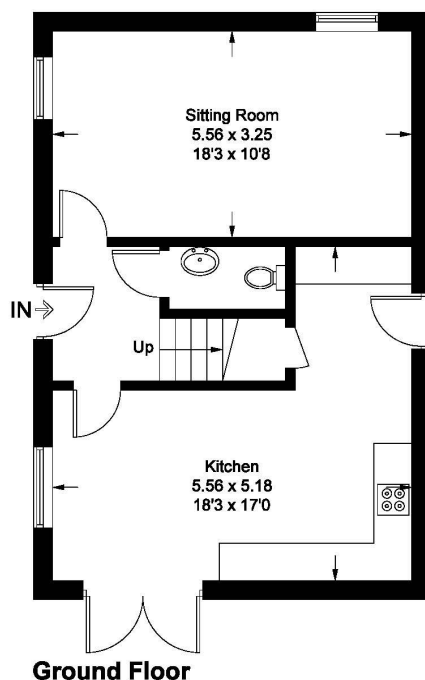
Directions

Heading North along the A14 from Ipswich, exit at junction 51 signposted A140/B1078. Take the second exit at the roundabout onto Kettle Lane and continue along this road passing Needham Lakes. Turn left immediately after the railway bridge, then turn left at the T-junction onto the B1113. Turn right at the traffic lights onto Quarry Avenue and then left into Dunford Way, continuing left into Bradley Mill Way where the property will be found

For those using the What3Words app:
///layers.smirking.cheerful

23 Badger Close, Needham Market

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft



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Produced for Clarke and Simpson

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