

Summary

An immaculately presented three bedroom detached house situated in the second phase of the popular Weavers Meadow development and benefits from well appointed living space, ensuite shower room, landscaped rear garden, ample off road parking and garage.

Description

Approximate Room Sizes

ENTRANCE DOOR TO:

ENTRANCE HALL:

LOUNGE: 16' 2" x 10' 3" (4.93m x 3.13m)

Window to front aspect with fitted shutters.

Radiator. Door to:

INNER HALL Stairs to landing. Doors to:

DOWNSTAIRS WC: White suite comprising low

level flush WC, pedestal wash hand basin with

tiled splash back. Window to side aspect.

KITCHEN/DINER 18' 10" x 7' 8" (5.75m x

2.34m) This beautiful fitted kitchen comprises matching wall and base level units with work

surfaces over, inset sink with taps over, inset hob with extractor fan over. Integral fridge freezer.

Space for dining table. Window to rear aspect.

French doors leading out to landscaped rear

garden.

LANDING: Windows to side aspect with fitted

shutters. Built in storage cupboard with power.

Doors to:

BEDROOM ONE: 13' 11" x 9' 6" (4.24m x 2.9m)

With dual windows to front aspect. Fitted shutters.

Door to:

ENSUITE: White suite comprising low level flush WC, Pedestal wash hand basin & large walk in shower. Partly tiled walls. Window to front aspect.

BEDROOM TWO: 11' 3" x 8' 9" (3.43m x 2.66m)

Access to loft space. Window to rear aspect. Fitted shutters.

BEDROOM THREE: 9' 10" x 7' 11" (3.01m x

2.41m) Window to rear aspect. Fitted shutters.

BATHROOM: White suite comprising low level

flush WC, Pedestal wash hand basin & panelled

bath with mixer taps. Partly tiled walls. Window to side aspect.

OUTSIDE: The front of the property offers off road parking for two cars with access to garage through up and over garage door. Side access through timber gate to the rear garden.

Beautifully landscaped garden laid to lawn with two patio areas, timber shed and timber fence surround.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

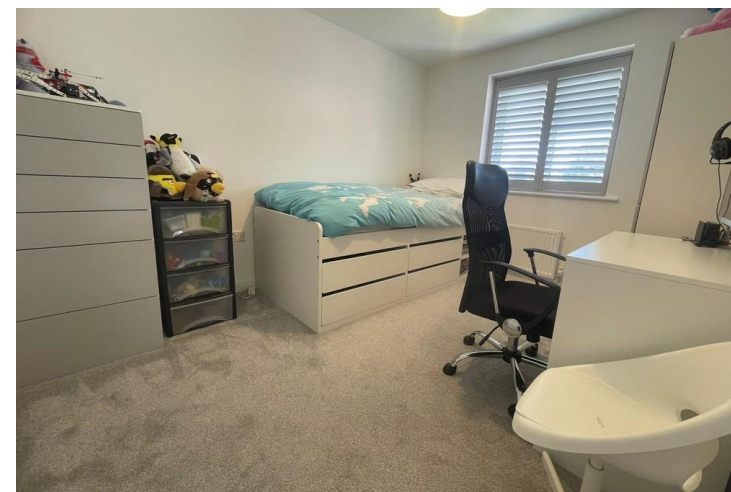
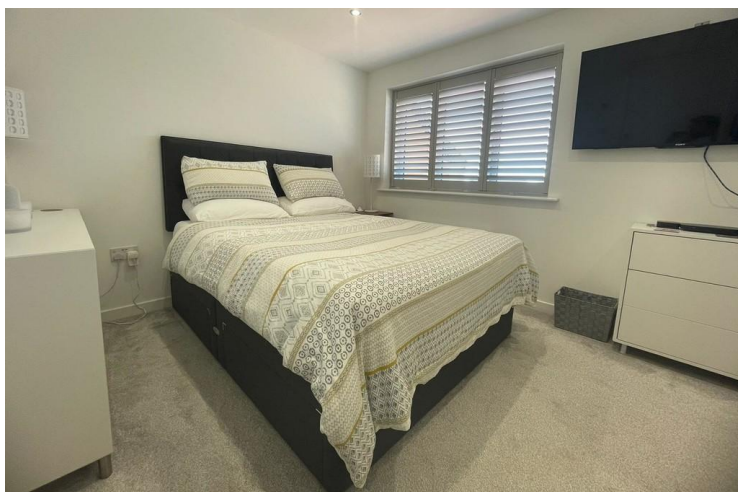
Services – Mains gas, water & electric

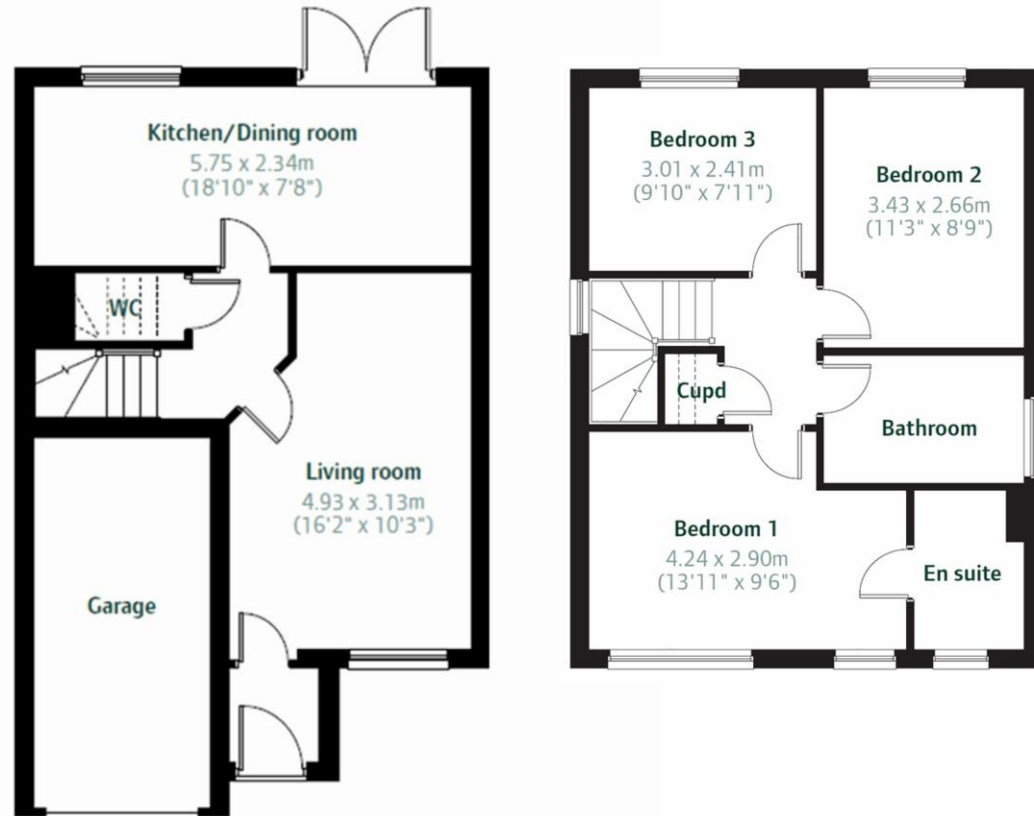
Post Code – IP7 6FR

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
83	95

Very energy efficient - lower running costs

(92+) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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Painter Close | Hadleigh | IP7 6FR

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Offers in the Region Of £340,000

- 3 Bedrooms
- En suite to Bedroom One
- Kitchen/Diner
- Landscaped Rear Garden
- Bespoke Shutters Throughout
- NHBC Warranty
- Driveway and Garage