

## Summary

A detached three bedroom detached home with large rear garden and field views beyond. The accommodation comprises a sitting room, dining room, study, kitchen, w/c, lobby/utility area and workshop to the ground floor. With the three bedrooms and family bathroom to the first floor. Externally the property boasts large front and rear gardens, with ample off road parking and vehicular access to the garage at the front of the property, and a beautiful rear garden with stunning views over

## Description

### Approximate Room Sizes

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ENTRANCE PORCH: Door to WC. Door to:

GROUND FLOOR WC: White suite comprising low level flush WC, wall mounted hand basin.

ENTRANCE HALL Doors to Study, Kitchen & Living room. Stairs rising to first floor.

SITTING ROOM 16' 11" x 13' 11" (5.16m x 4.24m) Feature fire place, window to front aspect. Door to:

DINING ROOM 9' 11" x 9' 3" (3.02m x 2.82m) Window to rear aspect.

KITCHEN: 13' 10" x 9' 4" (4.22m x 2.84m) With large window over looking the rear garden and fields beyond kitchen comprises of 1/2 bowl sink

unit with double drainer and cupboard under, an extensive range of base and wall mounted units, complimentary work surfaces. Space and plumbing for washing machine and under counter fridge freezer.

UTILITY/REAR LOBBY

STUDY 9' 11" x 8' 10" (3.02m x 2.69m) Versatile room that would be ideal for study, music room or an additional bedroom.

LANDING Window to rear and side aspect. Door to garage and workshop. Door leading to rear garden

BEDROOM ONE 16' 11" x 9' 4" (5.16m x 2.84m) Fitted wardrobes. Window to rear aspect, looking over rear garden and field views.

BEDROOM TWO 16' 11" x 9' (5.16m x 2.74m) Fitted Wardrobes. Window to front aspect.

BEDROOM THREE 8' 7" x 7' 8" (2.62m x 2.34m) Window to side aspect.

BATHROOM White suite comprising low level flush WC, pedestal wash hand basin, paneled bath and walk in shower. Large storage cupboard. Window to side aspect.

OUTSIDE The front of the property is approached via a tarmac drive providing ample off road parking and vehicular access to the garage. Area laid to lawn with newly planted hedging. Access to the rear garden.

The rear garden commences with a paved patio area with the remainder laid to lawn with mature flower beds and hedge borders.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – %full\_services%

Post Code – IP7 6ND

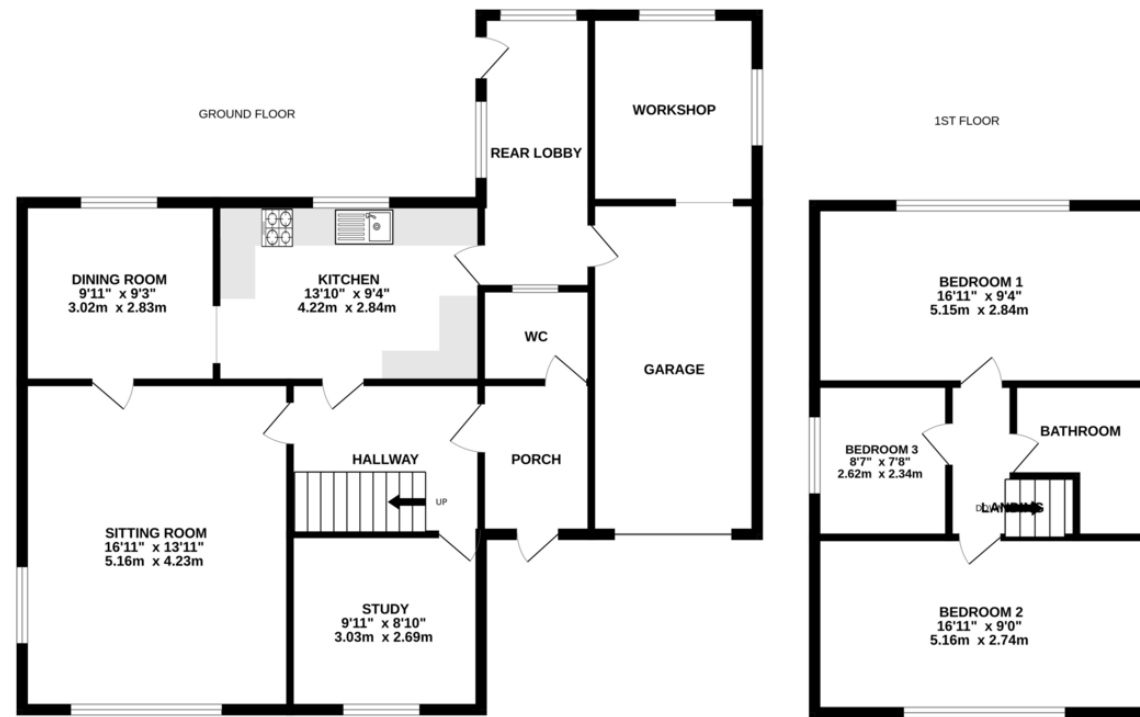
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

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

### Hadleigh Road | Elmsett | IP7 6ND

£450,000

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- Three Bedrooms
- Three Reception Rooms
- Kitchen
- Ground Floor WC
- Lobby/Utility Area
- Garage & Workshop
- First Floor Bathroom