

Summary

Discover this welcoming three-bedroom semi-detached family home, conveniently located near local amenities. It offers a kitchen/dining room, comfortable sitting room, utility room, and a family bathroom with a separate WC on the first floor. With a driveway for two cars, this property also holds great potential for improvement.

Description

This promising 3-bedroom semi-detached home, conveniently located near Hadleigh High Street, offers a great opportunity for those with a vision to enhance it. While it currently features a kitchen/dining room, a cozy sitting room, a utility room, a family bathroom, and a separate WC, it could truly shine with some thoughtful improvements.

Upon entering, you'll find a welcoming hallway, complete with a front window and storage beneath the stairs. This space leads to the kitchen/dining room, which boasts garden views. upstairs features three well sized bedrooms and a family bathroom.

Outside, the front garden is low-maintenance,

and a driveway for two cars beckons you toward the rear garden which is laid mainly to lawn lawn with patio area, and two sheds.

This property presents an exciting canvas for those with a passion for renovation and a desire to unlock its full potential.

Approximate Room Sizes

ENTRANCE DOOR TO:

ENTRANCE HALL: Radiator. Power point. Under stairs storage cupboard. Stairs to landing. Window to front aspect. Doors to:

SITTING ROOM: 17' 8" x 9' 11"(5.41m x 3.04m)

KITCHEN/DINER: 12' 11" x 10' 6"(3.94m x 3.21m)

UTILITY ROOM: 7' 1" x 7' 0"(2.16m x 2.14m)

LANDING:

BEDROOM 1: 14' 2" x 10' 7"(4.33m x 3.23m)

BEDROOM 2: 11' 9" x 7' 1"(3.60m x 2.17m)

BEDROOM 3: 11' 10" x 6' 11"(3.62m x 2.13m)

CLOAKROOM:

BATHROOM:

OUTSIDE:

FRONT: Laid to patio for easy maintenance. Driveway providing off road parking for 2 cars. Access via gate to:

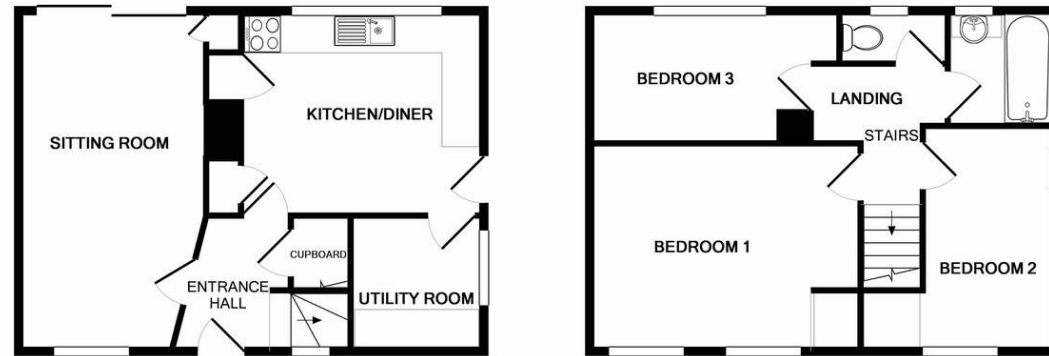
REAR: Laid primarily to lawn. Patio area. 2 Timber sheds.

Additional Information

Local Authority – Babergh District Council
Council Tax Band – B
Tenure – Freehold
Services – Mains Gas, Water & Electricity
Post Code – IP7 5ER

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019



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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	71	
(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	
www.EPC4U.COM			

Contact Details

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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

Pykenham Way | Hadleigh | IP7 5ER

£250,000

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- 3 Bedrooms
- Sitting Room with Doors to Garden
- Kitchen/Diner
- Utility Space
- Off Road Parking
- Walking Distance to Local Schools and Amenities