



**3 Ladbrook Close
Elmsett, Suffolk**

**DAVID
BURR**



3 Ladbrook Close, Elmsett, Ipswich, Suffolk, IP7 6LD

Elmsett benefits from a village store/post office, public house and primary school and is located some three miles from the market town of Hadleigh. Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is maybe one of East Anglia's best kept secrets, characterised by rural villages and historic market towns, such as Lavenham, Stoke by Nayland, Kersey and Hadleigh. With excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester.

A well-presented three-bedroom semi-detached property enjoying a private setting on a small, well-planned development designed around a reconstructed mill, nestled amidst open countryside within the rural Suffolk village of Elmsett. Conveniently placed for the market town of Hadleigh, the property offers an accommodation schedule of approximately 1,000sq ft arranged over two floors. Notable retained features include UPVC framed double glazed windows, three generously proportioned bedrooms, a fitted kitchen, sitting room and garden room. Conveniently placed for countryside walks and network of public footpaths, the property further benefits from tandem parking via a driveway and rear gardens. NO ONWARD CHAIN.

A well-presented three-bedroom semi detached arranged via two ground floor reception rooms, located in the popular village of Elmsett. Further benefits include off-street parking and gardens, offered with NO ONWARD CHAIN.

Half height obscured panel glazed UPVC clad security door opening to:

ENTRANCE HALL: 13' 8" x 6' 1" (4.19m x 1.86m) With staircase off rising to first floor, door to useful understairs storage recess and further door to:

SITTING ROOM: 15' 4" x 13' 2" (4.68m x 4.02m) With casement window to rear and french doors opening to the:

GARDEN ROOM: 13' 1" x 9' 10" (4.01m x 3.01m) Set on a brick base with a glazed surround on two sides beneath a pitched roofline with stripped wood effect flooring and french doors opening to the rear gardens.

KITCHEN: 13' 0" x 8' 7" (3.98m x 2.64m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Single sink unit with vegetable drainer to side, mixer tap above and

casement window range to front. The kitchen is fitted with appliances including an oven, four ring gas hob with extraction above, space for fridge/freezer and washing machine/dryer. Tiled flooring throughout and half height panel glazed door to outside.

CLOAKROOM: 5' 8" x 3' 1" (1.74m x 0.94m) Fitted with ceramic WC and wash hand basin with tiling above. Obscured glass casement window to side.

First floor

LANDING: With hatch to loft and door to linen store with useful fitted shelving.

BEDROOM 1: 15' 4" x 10' 5" (4.69m x 3.20m) With casement window range to front affording views across the recreation area. Space for free-standing wardrobes.

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BEDROOM 2: 13' 3" x 8' 0" (4.05m x 2.44m) With casement window to rear providing views across the gardens.

BEDROOM 3: 10' 1" x 6' 11" (3.08m x 2.12m) With casement window to rear.

FAMILY BATHROOM: 7' 10" x 5' 8" (2.40m x 1.73m) Fitted with ceramic WC, pedestal wash hand basin with tiling above, bath with shower attachment and wall mounted heated towel radiator. Obscured glass casement window to side and wall mounted, gloss fronted storage unit.

Outside

The property is situated on Ladbrook Close, accessed via Mill Lane and benefits from a driveway providing tandem space for multiple vehicles. Gated access opens to the rear gardens which benefit from a six-foot fence line border with central expanse of lawn, seating area to side and rear and timber framed external store with electricity connected.

AGENTS NOTE:

- The property was fitted with a new Worcester Bosch smart boiler in 2020 (Greenstar 28CDI Compact) which has an app that links to your mobile phone to control the heating remotely.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///strict.stiffly.girder

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C.

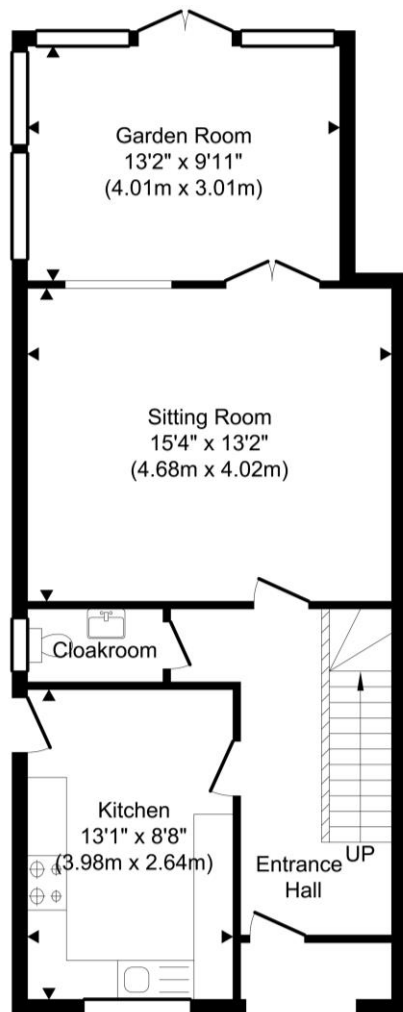
BROADBAND: Up to 39 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, O2 & Vodafone (Source Ofcom).

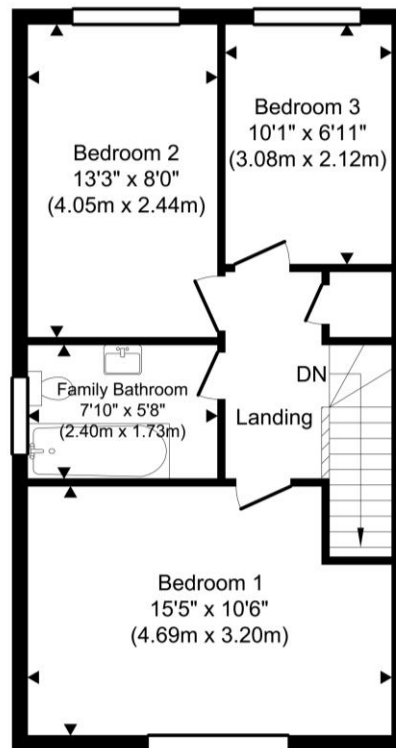
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
594.70 sq. ft.
(55.25 sq. m)



First Floor
Approximate Floor Area
460.15 sq. ft.
(42.75 sq. m)

TOTAL APPROX. FLOOR AREA 1054.86 SQ.FT. (98.00 SQ.M.)
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