



**52 Aldham Road,  
Hadleigh, Suffolk**

**DAVID  
BURR**



# 52 Aldham Road, Hadleigh, Ipswich, Suffolk, IP7 6BP

Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a secondary school, public houses, restaurants, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A four bedroom (one en-suite) distinctive opportunity constructed in the 1950's and enjoying an attractive position on Aldham Road, conveniently placed for the highly regarded market town of Hadleigh. Offering an accommodation schedule of approximately 1,650 sq ft arranged over two floors, the property has been subject to a comprehensive programme of adaption, upgrading and refurbishment by the current owner. Arranged via three distinctive ground floor reception spaces with the open plan, dual aspect traditionally styled kitchen/breakfast room with oak topped island and views across the rear gardens being of particular note. Notable retained features include bay windows with plantation shutters, fireplace with herringbone patterned brickwork and an oak mantel over, herringbone patterned flooring and a dining room with recessed office space. Benefitting from en-suite shower room facilities to the principal bedroom suite, the property further benefits from garaging with an inspection pit, ample private parking via a shingle driveway and well screened rear gardens with a terrace with pergola, a range of mature trees and a private aspect.

## **A four bedroom (one en-suite) detached property understood to date from the 1950's and arranged via three ground floor reception rooms, further benefitting from a garage with an inspection pit, ample private parking and attractive rear gardens with terrace and range of mature trees.**

Stain glass, UPVC clad, grained effect security door opening to:

**ENTRANCE HALL: 13' 4" x 6' 3"** (4.10m x 1.91m) With staircase off, herringbone patterned flooring and door to useful under stair storage recess. Panel door to:

**SITTING ROOM: 13' 9" x 12' 9"** (4.23m x 3.95m) With bay window to front, with plantation shutters, fireplace with brick surround, tiled hearth and an inset Henley wood burning stove.

**DINING ROOM: 12' 9" x 11' 9"** (3.93m x 3.64m) With panel glazed double doors opening across the rear aspect and gardens beyond. Central

fireplace with wood burning stove, tiled hearth and mantle over. Doors to recessed office space with shelving and internal lighting.

**KITCHEN/BREAKFAST ROOM: 19' 8" x 14' 2"** (6.03m x 4.34m) Fitted with an extensive range of shaker style base units with oak preparation surfaces over and upstands above. An oak topped, centrally positioned island is enhanced by a matching range of soft close base units comprising of cutlery draws, deep fill pan draws, open fronted shelving and an overhanging breakfast bar. Range of base level storage units, open fronted wine store and further oak topped units to rear. Double ceramic sink unit with mixer tap above, Full height larder store and appliances including a four door Rangemaster oven with five-ring gas hob above, with tiles and extraction hood over, full height fridge/freezer,

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waste/recycling unit and Lamona dishwasher. Herringbone patterned flooring throughout, UPVC framed window range to front with plantation shutters and fitted corner seating area. Obscured panel-glazed door to outside. Opening to:

**UTILITY ROOM: 8' 4" x 7' 6"** (2.56m x 2.33m) Fitted with a matching range of shaker style base and wall units with preparation surfaces over and upstands above. Ceramic single sink unit with mixer tap above and space and plumbing for washing machine and dryer. Fitted dishwasher and aspect across the rear gardens.

**CLOAKROOM: 3' 8" x 2' 9"** (1.17m x 0.89m) Fitted with ceramic WC, wash handbasin with tiling above and oak fronted shelving units.

## First floor

**LANDING:** With hatch to loft and door to linen store with extensive range of fitted shelving.

**BEDROOM 1: 13' 9" x 10' 9"** (4.23m x 3.33m) With UPVC framed bay window to front with window seat, plantation shutters and extensive range of full height fitted wardrobes. Further double wardrobe unit and door to:

**EN-SUITE BATHROOM: 8' 3" x 8' 3"** (2.54m x 2.53m) Partly tiled and fitted with ceramic WC, wash handbasin within a marble topped unit and bath with both mounted and handheld shower attachments over. Double doors to full height store room with fitted base units and open fronted shelving with internal sensor lighting.

**BEDROOM 2: 11' 10" x 10' 9"** (3.65m x 3.33m) With casement window range to rear affording an aspect across the rear gardens. Range of fitted wardrobe units.

**BEDROOM 3: 14' 2" x 9' 7"** (4.34m x 2.96m) With casement window range to front and plantation shutters and range of fitted wardrobes.

**BEDROOM 4: 14' 2" x 9' 5"** (4.34m x 2.89m) With casement window range to rear affording aspects across the rear gardens.

**FAMILY BATHROOM: 8' 2" x 5' 4"** (2.51m x 1.65m) Partly tiled and fitted with ceramic WC, wash handbasin within a fitted base unit and bath with both mounted and handheld shower attachments over. Wall mounted towel radiator and obscure glass casement window to rear.

## Outside

The property is situated on Aldham Road, approached via a shingle parking area with space for approximately six vehicles. The parking area is flanked by an expansive lawn with a eucalyptus tree, laurel hedge line border to front and side and direct access to the:

**GARAGE: 17' 9" x 9' 8"** (5.47m x 3.00m) Doors to front, light and power connected and inspection pit.

Gated side access is provided to the rear gardens which are arranged via a central expanse of lawn with shingled walkway, rear terrace with pergola and benefiting from a fence line border to side and rear and a range of mature trees.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas central 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.

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**WHAT3WORDS:** ///instance.shuttled.proper

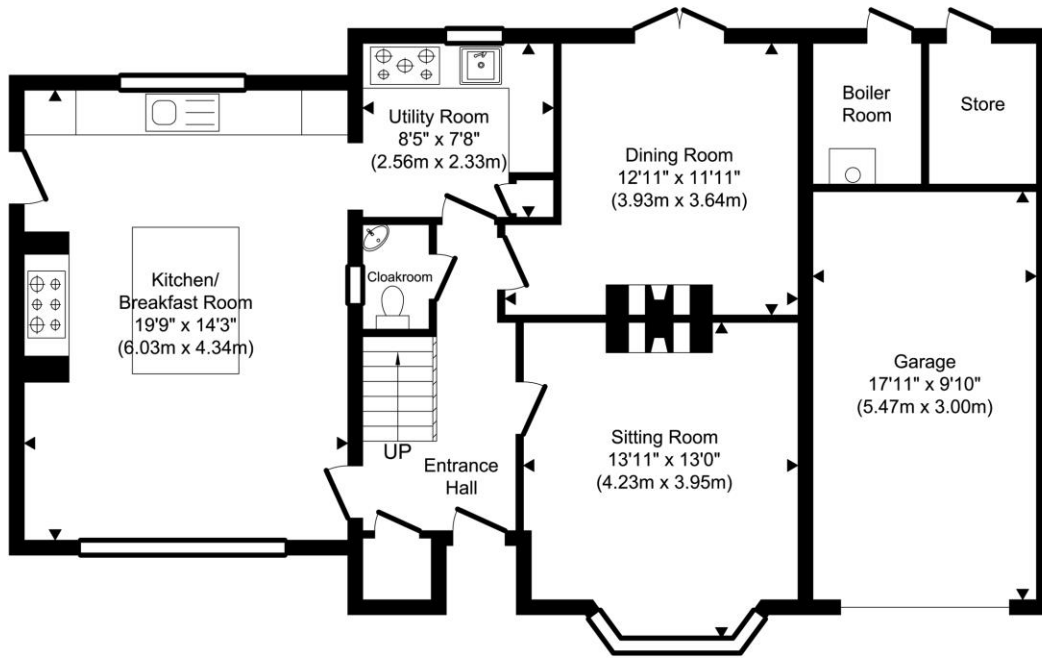
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

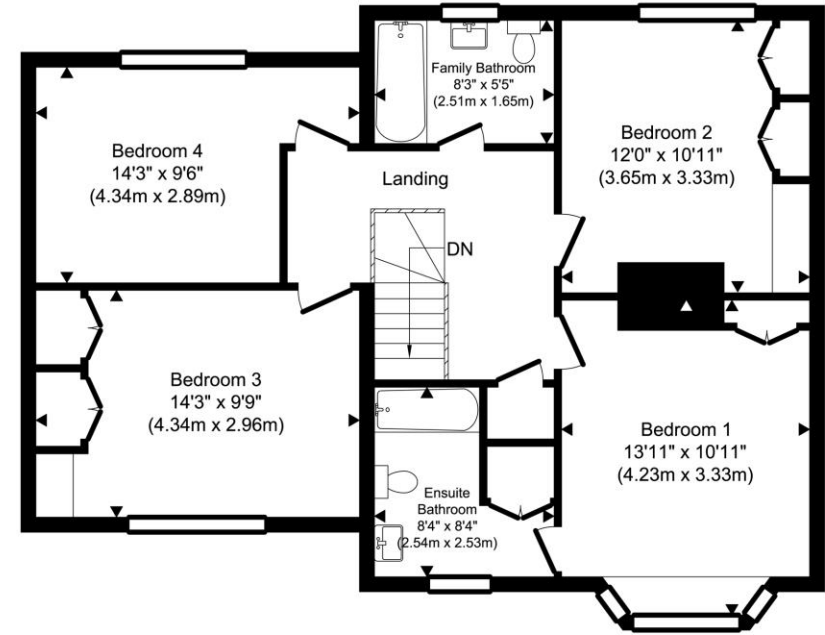
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Ground Floor  
Approximate Floor Area  
1016.86 sq. ft.  
(94.47 sq. m)



First Floor  
Approximate Floor Area  
773.49 sq. ft.  
(71.86 sq. m)

TOTAL APPROX. FLOOR AREA 1790.36 SQ.FT. (166.33 SQ.M.)

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