



3 Dunton Grove, Hadleigh

Ipswich IP7 5HD

Guide Price £550,000



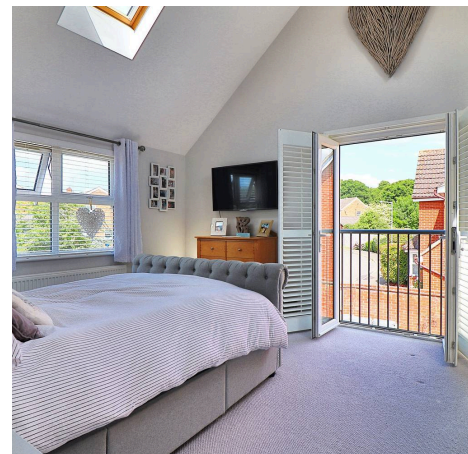
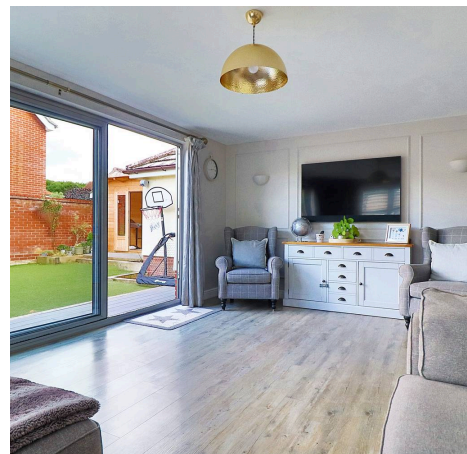
## 3 Dunton Grove

Set within a quiet and desirable cul-de-sac in one of Hadleigh's most sought-after residential areas, 3 Dunton Grove presents an exceptional opportunity to acquire a thoughtfully extended and beautifully styled four-bedroom detached home. With generous living spaces, a modern and high-spec kitchen and a versatile layout.

The property welcomes you with an enclosed entrance porch leading into the hallway. Immediately to the right, you step into the stylish open-plan kitchen and dining area. Fitted with quartz worktops, an inset sink, integrated dishwasher, Siemens induction hob, double oven, and modern cabinetry. A stable-style rear door opens onto the driveway, while a seating nook to the front, set beneath a large window and Velux skylight, offers a cosy and sun-filled space to relax.

The ground floor also features a snug to the front of the property — which could also be used as a study—as well as a cloakroom and a separate utility room with space and plumbing for both washing machine and tumble dryer. The home has been extended to the side to create a spacious sitting room with bi-folding doors leading out to the garden.

Upstairs all four bedrooms are comfortable doubles, with the main bedroom forming part of the side extension. This room boasts vaulted ceilings with Velux windows, built-in wardrobes, and double doors opening to a Juliet balcony overlooking the landscaped garden. The bedroom also benefits from an en-suite shower room which sits off an inner corridor. Bedroom two also enjoys its own en-suite and fitted wardrobe, while bedroom three has built-in storage, and bedroom four features a cupboard over the stairs. A well-appointed family bathroom serves these additional bedrooms.





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Outside, the rear garden has been designed with low maintenance in mind, laid with artificial lawn, decking and paved terracing, all enclosed by a red-brick wall. A summer house with power and lighting offers home working or relaxation. A side gate leads to the driveway. The driveway is accessed to the right hand side via a shared entrance that curves around to private iron gates, offering off-road parking and access to a converted garage. Currently used as a games room/gym with a remaining storage area, this space offers excellent flexibility and could be returned to full garage use if desired.

Positioned within easy reach of Hadleigh’s town centre and its amenities, yet tucked away in a peaceful neighbourhood with a nearby children’s play area, 3 Dunton Grove combines convenience, style, and a strong sense of home.

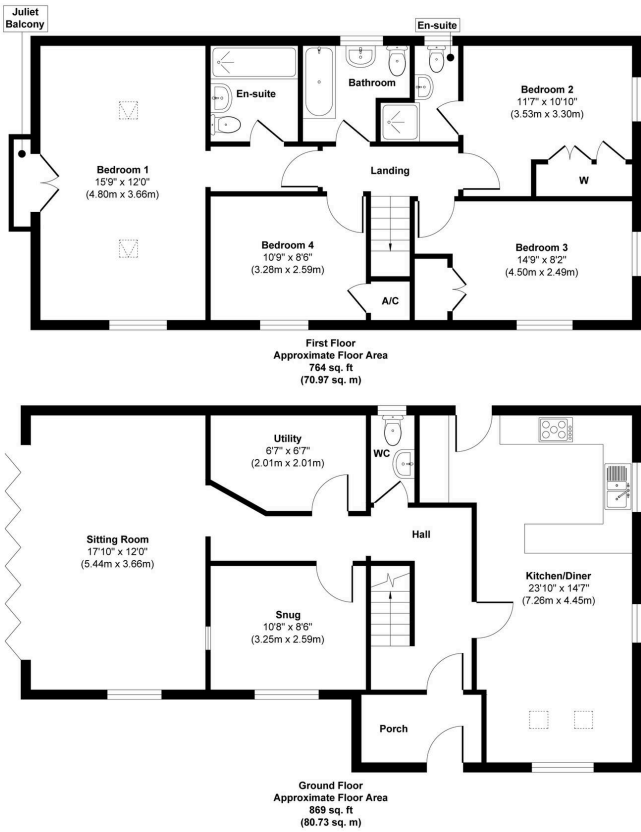
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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Approx. Gross Internal Floor Area 1633 sq. ft / 151.70 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property



# FROST

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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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