



DAVID  
BURR

4 BETTS CLOSE  
HADLEIGH, SUFFOLK

Colchester North Station 8 miles, train journey time to London Liverpool Street from 50 minutes. A12 8 miles, Sudbury town centre 7 miles. Stansted Airport approximately 56-minute drive.

- Attractive detached family home in a private cul-de-sac setting
- Approximately 1,000 sq. ft. of well-balanced accommodation
- Three reception spaces including light-filled sitting room and garden room
- Modern, well-appointed kitchen with Neff appliances and gas hob
- Principal bedroom with en suite shower room
- Detached garage and brick-paved driveway providing off-road parking
- Private, walled rear garden offering seclusion and security
- Walking distance to Hadleigh High Street and local amenities
- Close proximity to well-regarded local schools
- Excellent leisure and recreation facilities nearby, including Hadleigh Leisure Centre
- Easy access to scenic countryside walks and the River Brett
- Convenient transport links to Ipswich, Colchester, and the A12 corridor

## 4 Betts Close Hadleigh, Suffolk

This beautifully presented three-bedroom detached home is set within a private cul-de-sac close to Hadleigh's historic town centre, offering around 1,000 sq. ft. of well-balanced living space with three reception rooms, a fitted kitchen, and an en suite principal bedroom. With a detached garage, off-road parking, and a private walled garden, the property combines peaceful residential living with excellent access to local amenities, schools, and countryside walks.



## SITUATION

Situated within walking distance of the historic Suffolk market town of Hadleigh, 4 Betts Close benefits from a prime location combining peaceful residential surroundings with excellent convenience. The bustling High Street offers a variety of independent shops, cafés, restaurants, and essential amenities, while larger retailers such as Morrisons are also close at hand. The town's vibrant community, weekly market, and traditional charm make Hadleigh one of Suffolk's most desirable small towns.

For families and commuters alike, the property is ideally placed for access to well-regarded local schools, the Hadleigh Leisure Centre, and a wealth of countryside walks, including scenic routes along the River Brett and the surrounding Dedham Vale Area of Outstanding Natural Beauty. The nearby A12 provides swift links to Ipswich, Colchester, and London, ensuring an excellent balance between rural living and urban accessibility.

## DESCRIPTION

Occupying an attractive position within a private cul-de-sac just off a small, well-planned development, this beautifully presented three-bedroom detached residence offers well-balanced accommodation of approximately 1,000 sq. ft., arranged over two floors. The home opens with an inviting entrance hall featuring stripped wood-effect flooring and provides access to three versatile reception spaces. The light-filled sitting room enjoys a pleasant aspect with casement windows to the front elevation, an electric fireplace set within a polished stone surround, and double doors leading to the rear garden. The centrally positioned dining room benefits from tiled flooring and flows seamlessly into a well-appointed kitchen, fitted with a comprehensive range of gloss-fronted units, Neff appliances, a gas hob, and complementary tiled finishes. Completing the ground floor is a fitted cloakroom and a delightful garden room, with glazed elevations on three sides and French doors opening to the private rear garden.

The first floor offers three generously proportioned

bedrooms, including a principal bedroom suite with an en suite shower room, and a separate family bathroom serving the remaining bedrooms. Externally, the property is enhanced by a detached garage and a brick-paved driveway providing ample off-road parking. The walled rear garden offers a private and secure environment, ideal for relaxation or outdoor entertaining.

## IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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

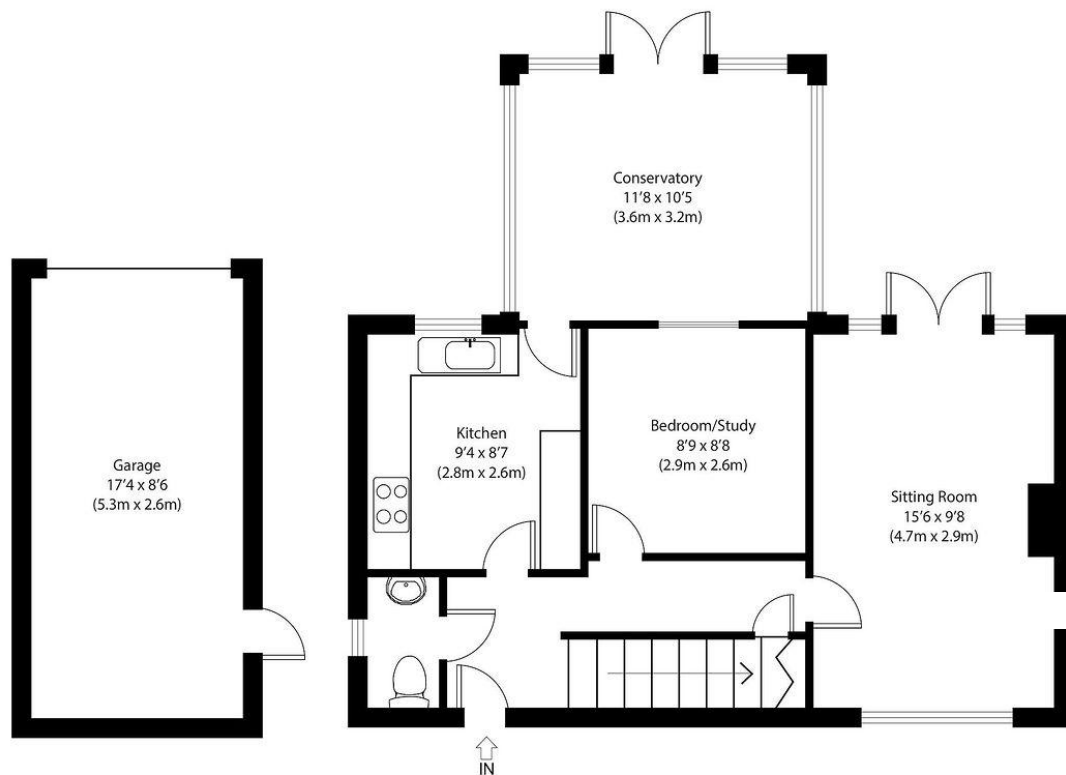
**POSTCODE:** IP7 6DW

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

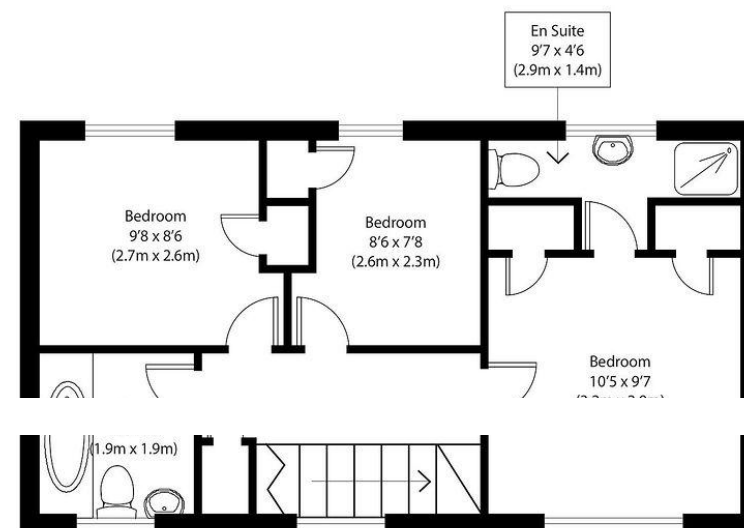
**EPC RATING:** C. A copy of the energy performance certificate is available on request.

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





Ground Floor



First Floor



Approximate Gross Internal Area  
Main House 975 sq ft (91 sq m)  
Outbuilding 150 sq ft (14 sq m)  
Total 1125 sq ft (105 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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