



**2 Place Farm Close  
Hadleigh, Suffolk**

**DAVID  
BURR**







## 2 Place Farm Close, Hadleigh, Ipswich, Suffolk, IP7 6AX

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) detached property enjoying elevated position, set at the foot of a small well-planned development comprising three individual properties located a short distance from the centre of the highly regarded Suffolk market town of Hadleigh. A well maintained, practically arranged detached property of impressive proportions with the ground floor accommodation schedule arranged via two distinct reception rooms with notable features including a fireplace with granite hearth and marble surround, bay window to front and aspect to a garden room beyond a centrally positioned dining room enjoying an attractive aspect over the rear garden. The ground floor accommodation schedule further comprises a cloak room, a dual aspect shaker style kitchen and a utility hall offering additional external access and aspect over the rear garden. Four generously proportioned bedrooms are arranged via a central landing with en-suite shower room facilities enhancing the principal suite. A separate family bathroom and aspects to both front and rear elevations further benefit the property. Further benefits include a detached double garage and ample parking with a well screened rear garden.

**A four bedroom (one en-suite) detached property, arranged via two ground floor reception rooms, separate garden room, shaker style fitted kitchen, utility hall, detached double garage, ample private parking and well screened rear gardens.**

**ENTRANCE HALL** – via panel glazed UPVC double doors opening to an **entrance porch** with tiled flooring and UPVC framed door with obscure glass panelling opening to the

**ENTRANCE HALL** - with tiled flooring throughout with stairs rising to the first floor and a panelled door to

**SITTING ROOM** - with bay window to front. Central fireplace with granite hearth and marble surround with panel glazed double doors to

**GARDEN ROOM** - set on a brick base with glazed surround on three sides with double doors opening to the rear terrace.

**DINING ROOM** - with bay window, serving hatch through to the kitchen and full height fitted storage.

**CLOAKROOM** - with half height tiling, WC and pedestal wash hand basin.

**KITCHEN** - fitted with a matching range of shaker style units, with preparation surfaces over with tiling above, stainless steel single sink with vegetable drainer to side with mixer tap above and a casement window opening onto the utility hall with aspect over the garden beyond. Range of fitted appliances including an oven with four ring gas hob above with extractor over. AEG dishwasher, base level fridge and freezer. Part glazed fronted wall units with full height shelving, water softener and floor space for a breakfast table affording a dual aspect with window range to the front and rear, and a panel glazed UPVC framed door to side opening to :-

**UTILITY ROOM** - with door to front with obscure glass panelling, tiled flooring throughout, aspect to the garden, space and plumbing for washing

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machine and tumble dryer. Further single sink unit with mixer tap above and half glazed panel UPVC door opening to the outside.

**FIRST FLOOR LANDING** - With hatch to the loft, double doors to linen store with pressurised water cylinder and useful fitted shelving, door to: -

**BEDROOM ONE** - With casement window range to rear and door to

**EN-SUITE SHOWER ROOM** - fitted with WC, pedestal wash hand basin and fully tiled, semi screened shower with shower attachment.

**BEDROOM TWO** - With casement window arranged to the front and door to fitted wardrobe, attached hanging rail.

**BEDROOM THREE** - With casement window range to the rear.

**BEDROOM FOUR** - A versatile room currently being used as an office/study with window to the front.

**FAMILY BATHROOM** – fitted with WC, pedestal wash hand basin and bath with tiling over.

## OUTSIDE

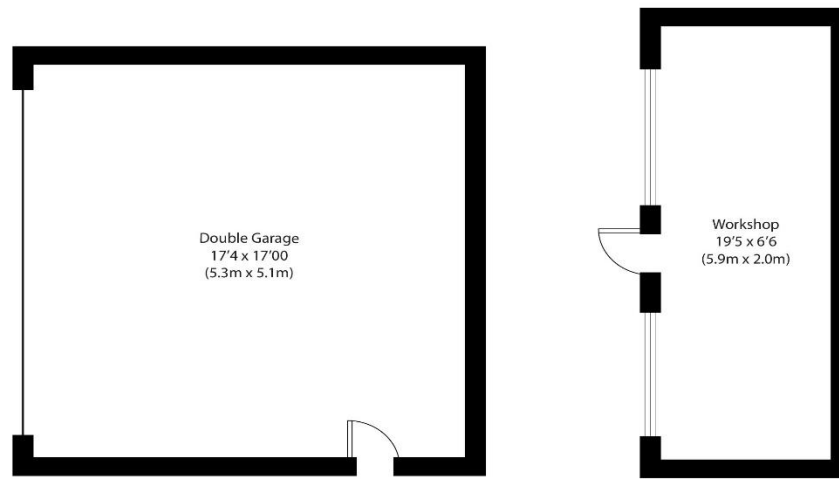
The property has benefit of having ownership of the central access road to Place Farm Close, the neighbouring two houses having access over a brick paved driveway, which provides ample parking for several vehicles with direct access to the **Double garage** with up and over doors to the front with light and power connected and personnel door to the side. Outside the gardens are via a rear terrace with an expanse of lawn, timber framed external store with light and power connected and fence line border.

**The property is offered to the market with no onward chain.**

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

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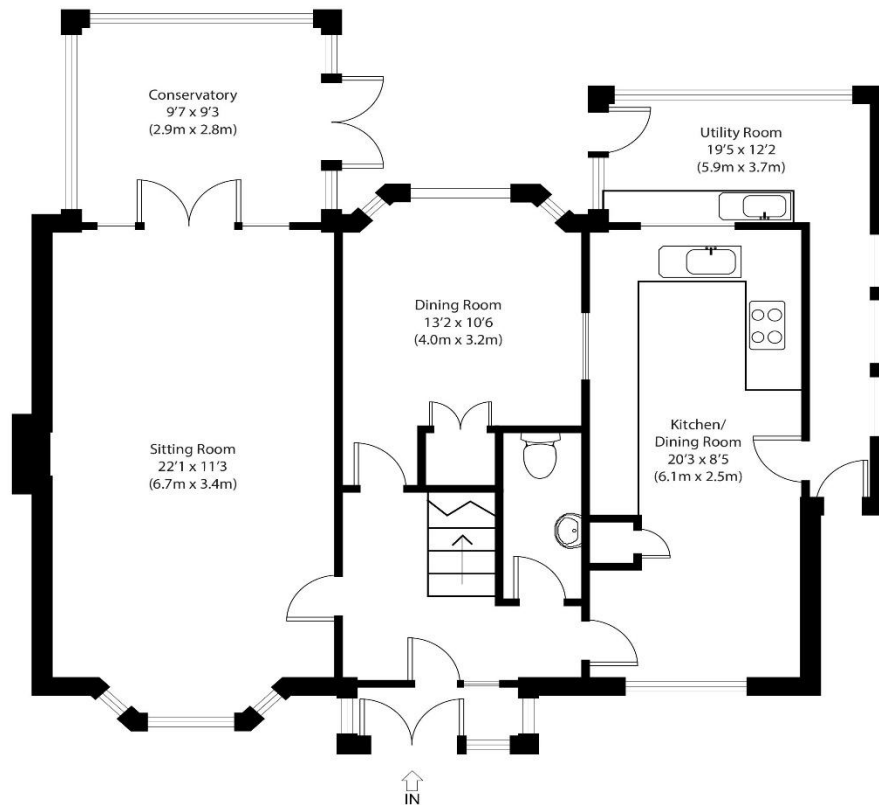




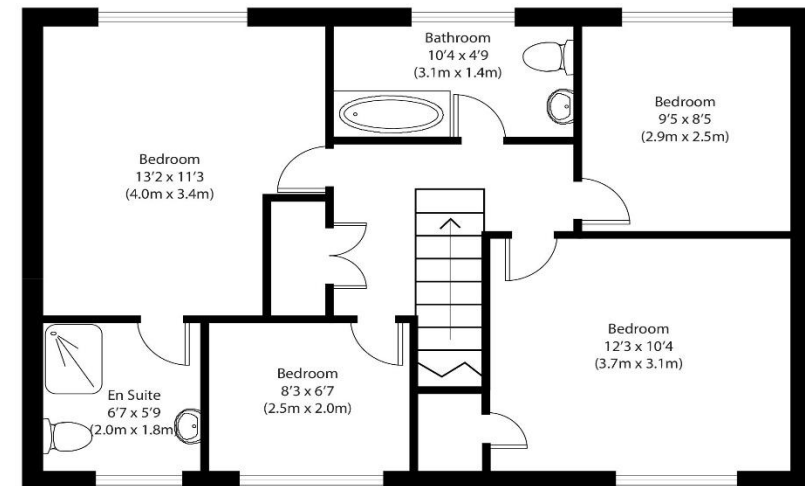
Approximate Gross Internal Area  
Main House 1480 sq ft (138 sq m)  
Outbuildings 425 sq ft (39 sq m)  
Total 1905 sq ft (177 sq m)

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. copyright www.photohausgroup.co.uk

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Ground Floor



First Floor







