

01473 823456

62 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF
www.frostandpartners.co.uk
e-mail:sales@frostandpartners.co.uk

www.frostandpartners.co.uk

FROST & PARTNERS



3 Newhaven Way, Hadleigh, Ipswich, Suffolk, IP7 6AJ

Offers in excess of - £310,000 Freehold

EPC - E



*****NO ONWARD CHAIN*****

A much desired three bedroom detached bungalow providing spacious and well appointed living accommodation and situated in a quiet part of Hadleigh. The property benefits from a kitchen, sitting room, dining room/3rd bedroom and bathroom together with an integral garage, off road parking and good sized low maintenance gardens.

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 characterised by rural villages and historic market towns, such as Lavenham, Stoke By Nayland and Kersey, Hadleigh is maybe one of East Anglia's best kept secrets. With its excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester. Hadleigh has become a desirable residential location for both local families and London commuters. Hadleigh proudly boasts over two hundred and fifty listed buildings. The character of the town is maintained by a wealth of independent shops lining the main High Street. There are two medium sized supermarkets offering one-stop-shop convenience as well as a farm shop in Semer stocking Suffolk produce. Most villages in this area are fortunate to have junior schools which are very highly regarded. The senior school of Hadleigh offers places to seven hundred and fifty pupils aged eleven to sixteen and is specialist science school with a strong presence in the Suffolk school league tables.

Built in the 1960's, 3 Newhaven Way presents brick elevations under a pitched roof clad with tiles. The property benefits from UPVC double glazed windows and offers gas fired radiator heating.



The accommodation is as follows:

Glazed door with glazed side panel to:

Entrance Porch

With ceiling light point and door to:

Entrance Hall

With doors to the bedrooms, bathroom and sitting room, radiator, built-in storage cupboard and two ceiling light points.

Sitting Room

17ft 1ins x 12ft 9ins (5.21mx 3.89m) with window to the rear overlooking the garden, side door leading out to the same and sliding door through to the kitchen, gas flame effect brick fireplace, two ceiling light points, radiator and opening to:

Kitchen

10ft 5ins x 9ft 1ins (3.17m x 2.77m) with window to the rear overlooking the garden and a door out to the side. The kitchen comprises a one and a half bowl stainless steel sink with cupboards and drawers below inset into roll top work surfaces; also with cupboards and drawers below, range of wall mounted cupboards, part tiled walls, gas boiler, integrated Hygena cooker with gas hob, space for upright fridge/freezer, space for washing machine, and serving hatch through to dining room.

Bedroom 1

12ft 5ins x 11ft 11ins (3.78m x 3.63m) with window to the front, range of built-in wardrobes, radiator and ceiling light point.

Bedroom 2

11ft 11ins x 9ft 6ins (3.63m x 2.89m) with window to the front, radiator and ceiling light point.

Bedroom 3/Dining Room

10ft x 9ft 7ins (3.05m x 2.92m) with window to the side, radiator, serving hatch through to the kitchen and ceiling light point.

Bathroom

With two windows to the rear and comprising low level wc, wash basin, panelled bath with chrome mixer taps and hand held shower over, corner shower cubicle with Mira shower, tiled walls, radiator and ceiling light point.

OUTSIDE

Single Integral Garage

With roll up door and light and power connected.

Gardens

To the front the gardens are of a good size and of a low maintenance nature, laid to a mixture of stone and lawn with some mature trees and shrubs and a low retaining brick wall to the front. A driveway leads up to the garage and provides off road parking and access via steps to the front door. To the rear the gardens are laid mainly to lawn with some paved terrace areas, a small pond and a mixture of mature flowers and shrubs.

Greenhouse

Outside Lighting

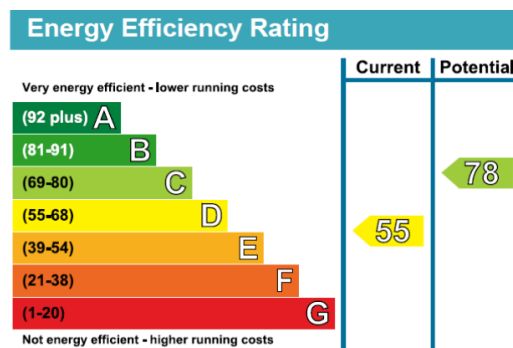
Services

We understand all mains services are connected

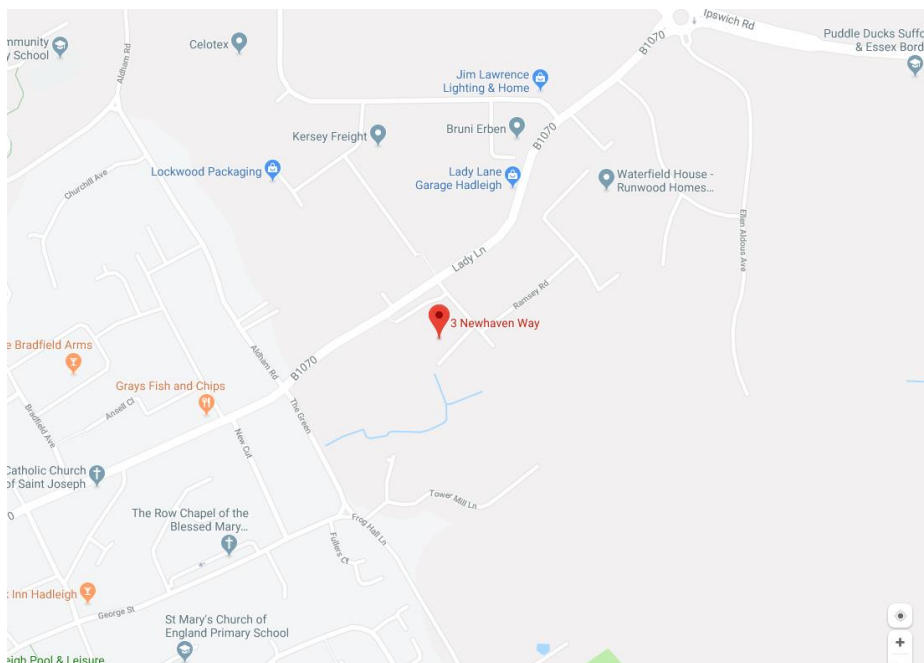
Viewings

Strictly by prior appointment via the Vendor's agent.

EPC



Directions



Floor Plan



Approximate Floor Area
1063.36 sq. ft.
(98.79 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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.

FROST & PARTNERS

62 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF
sales@frostandpartners.co.uk
01473 823456

www.frostandpartners.co.uk