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**FROST & PARTNERS**

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**34 Yeoman Way, Hadleigh, Ipswich, Suffolk, IP7 5HW**

Guide Price £325,000 Freehold

EPC - D



A three bedroom detached house providing spacious living accommodation including 24ft sitting/dining room, kitchen, utility room, ground floor cloakroom and first floor bathroom, together with an integral single garage, off road parking and gardens. All situated in this popular development a short distance from the centre of town.

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 perhaps one of East Anglia's best kept secrets, with 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 in Hadleigh offers places to seven hundred and fifty pupils aged eleven to sixteen and is a specialist science school with a strong presence in the Suffolk school league tables.



The accommodation is as follows:

## **ON THE GROUND FLOOR**

### **Entrance Hallway**

With staircase rising to the first floor, door to sitting/dining room, wood effect laminate flooring, radiator and ceiling light point.

### **Sitting/Dining Room**

24ft 6ins x 13ft 3ins with window to front and UPVC sealed unit double glazed sliding patio doors overlooking and leading to the rear gardens, contemporary fireplace housing electric real flame effect room heater, two radiators, three ceiling light points and door to:

### **Kitchen**

9ft 8ins x 7ft 10ins with window to rear and range of units comprising 1 ½ bowl single drainer sink unit with matching mixer and cupboards and drawer under, range of work surfaces; most with cupboards and drawers under, space for an electric/gas oven with extractor over, space for an upright fridge/freezer, range of wall mounted storage cupboards, part tiled walls, wood effect laminate flooring, radiator, ceiling light point, deep under-stairs storage cupboard and access to:

### **Utility Room/Rear Hallway**

With door to garage and UPVC sealed unit part double glazed door with adjacent window overlooking and leading to the rear gardens, range of work surface with space and plumbing beneath for a washing machine, tumble dryer and dishwasher, wall mounted storage cupboard, wall mounted gas fired boiler serving domestic hot water and central heating, wood effect laminate flooring, radiator, two ceiling light points, additional door to:

### **Ground Floor Cloakroom**

With window to side and white suite comprising low level wc, wall mounted washbasin with tiled splash back, radiator and ceiling light point.

## **ON THE FIRST FLOOR**

### **Part Galleried Landing**

With window to side, doors to the bedrooms and bathroom, access to the roof space, shelved airing cupboard housing lagged hot water tank with immersion heater and ceiling light point.

### **Bedroom 1**

11ft 11ins x 9ft with window to front, built in double wardrobe, radiator and ceiling light point.

### **Bedroom 2**

10ft 1ins x 9ft 6ins with window to rear, built in single wardrobe, wood effect laminate flooring, radiator and spotlighting.

### **Bedroom 3**

9ft 1ins x 7ft 4ins with window to front, built in over-stairs storage cupboard, radiator and spotlighting.

### **Bathroom**

With window to rear and suite comprising low level wc, pedestal washbasin, panelled bath with separate shower over, wood effect flooring, part tiled walls, radiator and ceiling light point.

## **OUTSIDE**

### **Integral Single Garage**

### **Gardens**

To the front the gardens are laid to lawn and bounded by fencing. To the rear the gardens are of a low maintenance nature comprising immediately behind the property is a paved terrace which in turn leads to the formal gardens which are mainly gravelled with mature shrubs bounded by fencing.

### **Parking**

A driveway to the front provides off road parking for one vehicle.

### **Services**

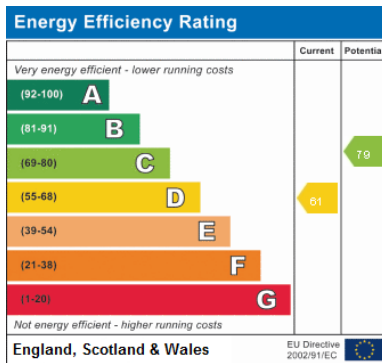
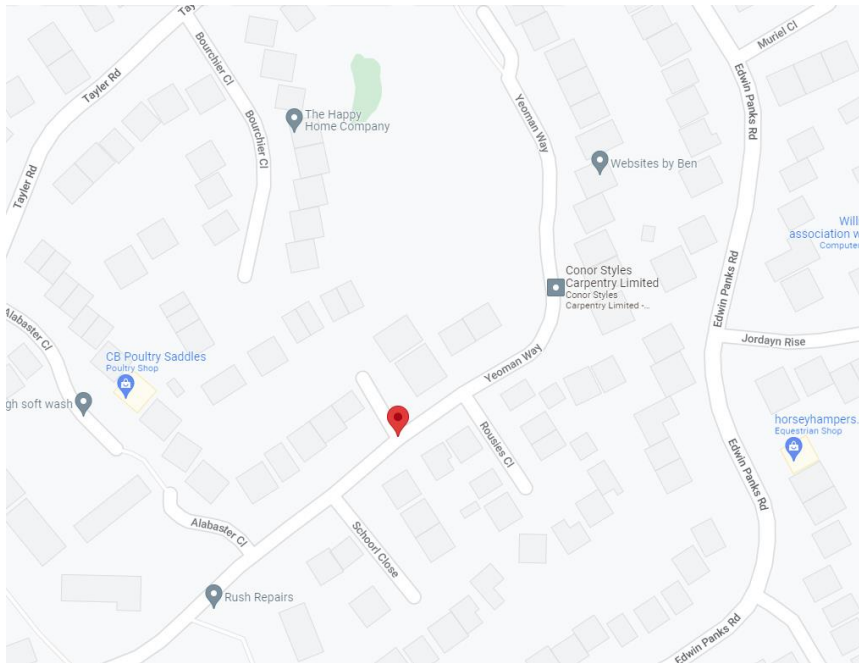
We understand all mains services are connected.

### **Viewings**

Strictly by prior appointment via the Vendors agent.



## Directions



### 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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