



20 CRANWORTH ROAD

**FROST & PARTNERS**

# 20 CRANWORTH ROAD

## HADLEIGH, IPSWICH | SUFFOLK | IP7 5BA



A well presented extended four bedroom semi-detached house including off road parking, attached garage and set on a generous plot with large gardens. All situated in the popular residential area of Cranworth Road, a short walking distance from town centre.

As you enter the property, there is a welcoming hallway, which has a staircase rising to the first floor, under stairs storage and doors to the ground floor accommodation.

The open living/dining room has a bay window to the front, electric flame effect fireplace and French doors leading out to the rear gardens. The kitchen enjoys views over the gardens and is fitted with a range of modern units with oak effect work surfaces and appliances including; free standing Rangemaster oven with extractor over, integrated fridge, integrated dishwasher and integrated washing machine. The kitchen conveniently opens into the breakfast room, creating an L-shaped room.

There is also an inner hallway with a door leading out to the rear gardens and further doors to the cloakroom and garage.

On the first floor, there are four generously sized bedrooms with large windows providing plenty of natural light. Also on the first floor is a large family bathroom comprising panelled bath with mains shower attachment, w/c and wash basin.

To the front, there is a paved driveway accessed via iron gates with stone shingle for additional parking. The garage measures 18ft 1 x 11ft 11 with up and over door and light and power connected.



The large south facing gardens to the rear provide plenty of space for outdoor living and entertaining. They feature a variety of trees, shrubs, flower beds and views onto a little spinney.

There is additional land located to the left-hand side of the property, which is rented from the Hadleigh Co-Partnership Association. The rent is charged at £1 per year and we are lead to believe this would remain in place however, we advise that you make your own enquiries to be fully satisfied.

Guide price - £415,000

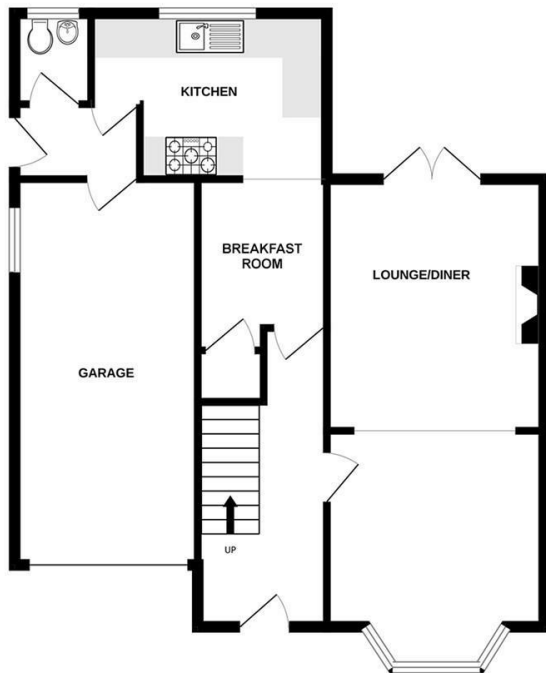
### Additional Information

Tenure: Freehold

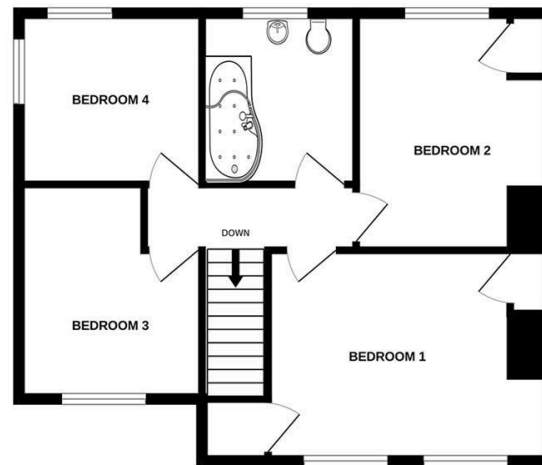
Local Authority: Babergh District Council

Council Tax: B





GROUND FLOOR



1ST FLOOR



# FROST & PARTNERS

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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	