



47 ANN BEAUMONT WAY

FROST & PARTNERS

47 ANN BEAUMONT WAY

HADLEIGH, IPSWICH | SUFFOLK | IP7 6SB



A spacious four bedroom link-detached house with an attached single garage, off road parking and good sized gardens. All set in a private position, in the popular area of Ann Beaumont Way, which is just a short walk from Hadleigh High Street.

The property is accessed via a side passage, leading to an entrance lobby, with door to the kitchen/dining room and an arched opening into the spacious sitting room, which has two windows to the front overlooking the green and a further arched opening to the inner lobby, which has a dog leg staircase rising to the first floor, doors to the ground floor cloakroom, kitchen/dining room and door to the side leading out to the rear gardens and garage. The kitchen has windows to the rear overlooking the gardens and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, range of wall mounted cupboards, double oven, four burner hob with extractor above, space for upright fridge/freezer, space and plumbing for washing machine and gas fired boiler.

On the first floor, there is a landing with doors to the bedrooms and bathroom, access to the roof space and two storage cupboards; one housing the hot water cylinder. Bedroom 1 is a good sized room with a window to the rear overlooking the gardens and a built-in wardrobe.



Bedrooms 2 and 3 are also good sized rooms with windows to the front and built-in wardrobes. Bedroom 4 has a window to the rear and a built-in wardrobe. The bathroom has a window to the side and a white suite comprising wc, wash basin and panelled bath with shower over.

Outside, to the front, the garden is laid to lawn with a pathway leading to the side passage and entrance door. To the rear, there is a wooden gated driveway providing off road parking, which leads to the single garage. The rear gardens are laid mainly to lawn with a variety of shrubs, hedging and conifers, providing a good degree of privacy.

Guide Price - £425,000

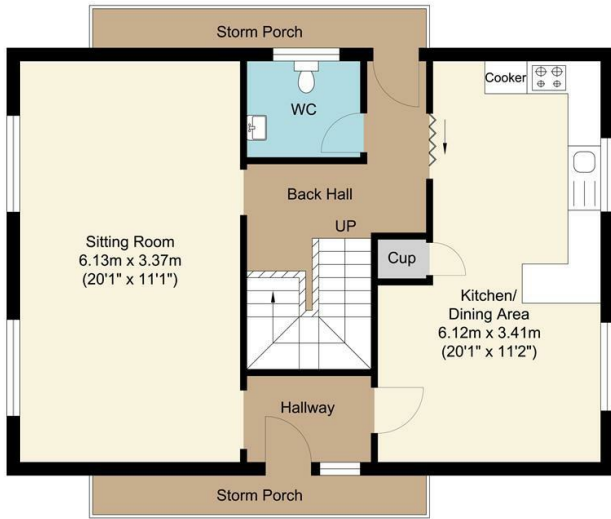
Additional Information

Tenure: Freehold

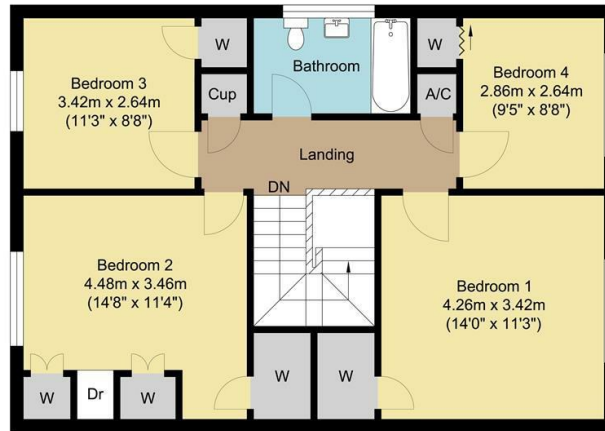
Local Authority: Babergh District Council

Council Tax: D





Ground Floor
Approximate Floor Area
585.87 sq. ft.
(54.43 sq. m)



First Floor
Approximate Floor Area
585.87 sq. ft.
(54.43 sq. m)

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



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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	