



9 THE GREEN

FROST & PARTNERS



# 9 THE GREEN

## HADLEIGH, IPSWICH | SUFFOLK | IP7 6AE



An individual and spacious three bedroom detached bungalow, set on a generous plot with an attached garage/workshop. All situated just a short walk from Hadleigh town centre.

The property benefits from double glazing throughout and gas fired radiator heating.

As you enter the property, there is an entrance lobby, which in turn leads to an entrance hallway, with built-in storage cupboards; one of which housing the hot water cylinder, access to a spacious boarded loft with standing space, skylight, doors to the kitchen, dining room, bedrooms and bathroom and glazed double doors through to the sitting room, which has a square bay window to the front, a further window to the side and an electric fireplace.

The L-shaped kitchen has a large window to the rear overlooking the gardens and comprises a stainless steel sink unit inset into work surfaces with cupboards and drawers below, range of matching wall mounted cupboards, integrated oven, four burner gas hob with extractor over, serving hatch through to the dining room and opening to a utility area, which has space and plumbing for washing machine, space for tumble dryer, range of work surfaces, gas fired boiler, and a glazed door leading out to the rear gardens. The dining room has a brick fireplace housing an electric fire and glazed sliding doors through to the conservatory, which has surrounding views over the gardens.

Bedroom 1 has a window to the rear overlooking the gardens, dresser unit and wardrobe.





Bedrooms 2 and 3 both have windows to the front.

The bathroom comprises a white suite with a bath with shower attachment, low level wc and wash basin with storage below.

Outside, to the front, there is a paved driveway providing ample off road parking, which also leads to the single garage/workshop. There are good sized gardens to the rear, which are laid mainly to lawn with a paved seating area, small pond, garden shed, greenhouse and various mature trees and shrubs.

Guide Price - £430,000

### Additional Information

Tenure: Freehold

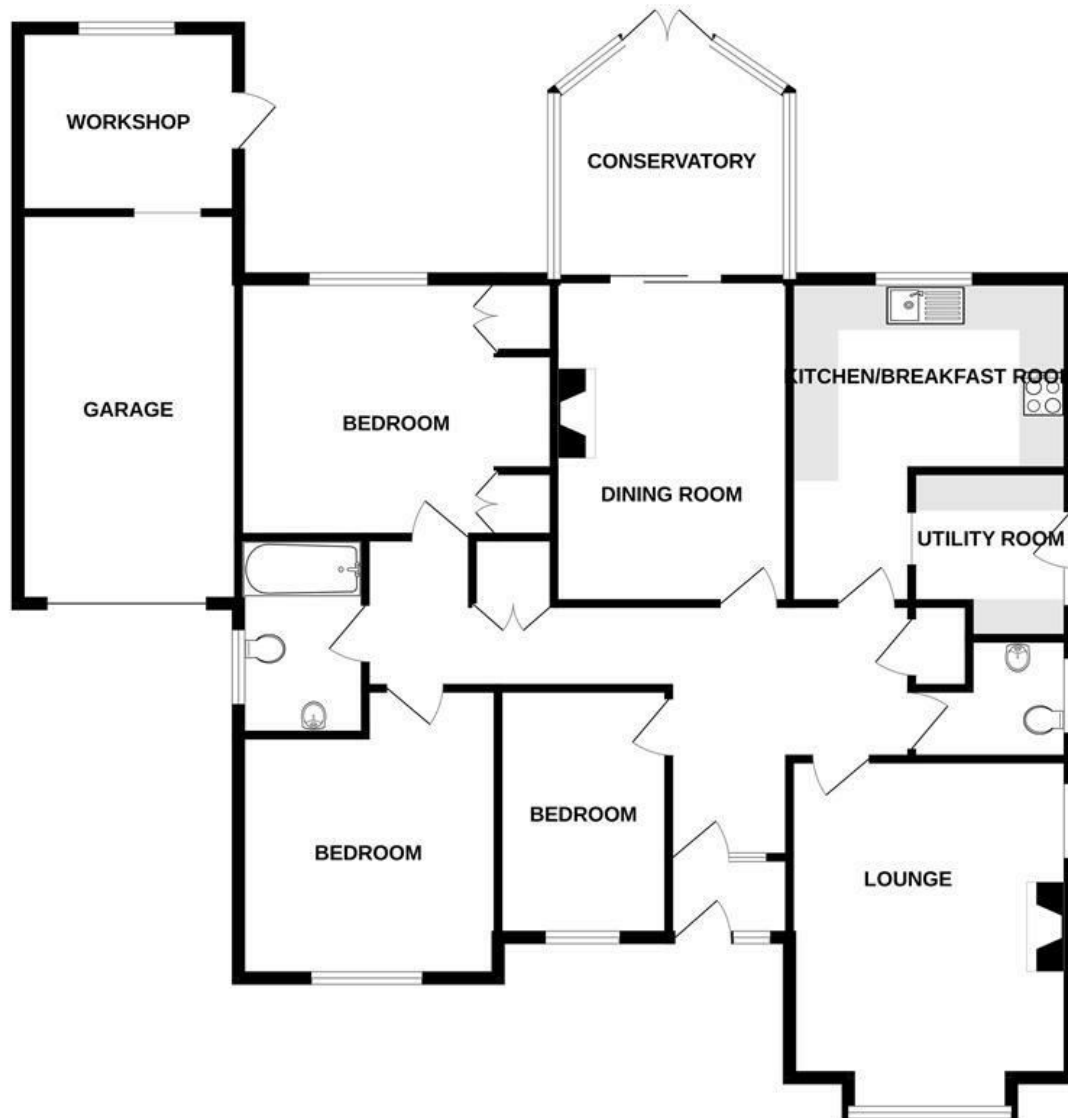
Local Authority: Babergh District Council

Council Tax: D





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	