



16 MEADOWS WAY

FROST & PARTNERS

16 MEADOWS WAY

HADLEIGH, IPSWICH | SUFFOLK | IP7 5DX



No Onward Chain

A spacious and well presented three bedroom semi-detached house with living/dining room, kitchen, utility, study, ground floor cloakroom and a shower room on the first floor, together with low maintenance gardens and off road parking. All situated just a short walk from Hadleigh High Street.

The property benefits from double glazed windows throughout and gas fired central heating.

As you enter the property via a storm porch, there is an entrance hallway, which has a staircase rising to the first floor, door to the study/office and the living/dining room, which is a large L-shaped room with windows to the front and rear creating a well lit room, French doors overlooking and leading out to the rear garden and a door to the kitchen.

The kitchen comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, water softener, integrated oven with four burner gas hob and extractor over and space for fridge freezer. The utility room comprises a Butler sink with cupboard below, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, long cupboard housing the gas fired boiler and a breakfast bar with window to the rear overlooking the garden and a half-glazed door leading out to the same. The cloakroom comprises a wc and a vanity style wash basin.

On the first floor there is a landing with doors to the bedrooms, bathroom and an airing cupboard. Bedroom 1 has windows to the



front and rear and an extensive range of fitted wardrobes with cabinets opening for TV space. Bedroom 2 has a window to the front and bedroom 3 has a window to the rear. The shower room has a window to the rear and a white suite comprising a wc, wash basin and a large shower cubicle.

Outside, to the front there is a paved parking area with a gate to the side accessing the rear garden, which is laid mainly to patio with some mature shrubs and trees and bounded by red brick walling.

Guide Price - £375,000

Additional Information

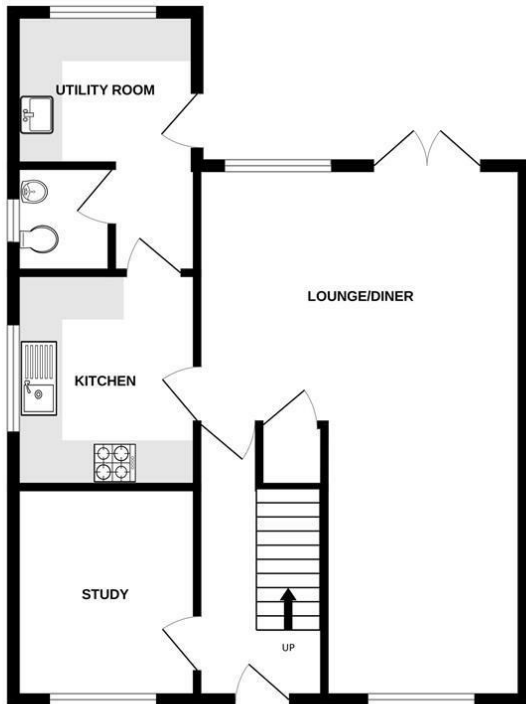
Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D



GROUND FLOOR



1ST 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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FROST & PARTNERS

Frost & Partners

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456

E. sales@frostandpartners.co.uk

www.frostandpartners.co.uk

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) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	