



6 JOSEPH CLOSE

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5FH



A well presented and spacious four bedroom link-detached house, located just a short walk from Hadleigh High Street with private rear gardens and two off road parking spaces.

The property presents rendered elevations under a pitched roof clad with tiles. It benefits from double glazed windows throughout and gas fired radiator heating.

As you enter the property there is spacious hallway with a door to the ground floor cloakroom, staircase rising to the first floor and a further door to the kitchen/diner. The kitchen comprises a one and a half bowl stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cabinets, gas fired boiler, integrated fridge/freezer, Stoves gas double oven and hob with extractor above, integrated dishwasher, space and plumbing for washing machine and spotlighting. The light and airy sitting room has French doors which overlook and lead out to the rear garden and a recess fireplace for an electric fire.

On the first floor there is a landing with doors to the bedrooms and family bathroom. The large principle bedroom has a window to the rear overlooking the garden, deep built in cupboard and a door the en-suite, which has a white suite comprising a shower cubicle housing a power shower, low level wc and wash basin. There are two further good sized bedroom; with bedroom two benefiting from a



deep built in wardrobe with sliding doors and with a fourth bedroom currently in use as a study/office. The family bathroom has a white suite comprising panelled bath with chrome mixer taps and handheld shower attachment, corner shower cubicle, low level wc and wash basin.

Outside the rear garden is of a low maintenance nature with a sunny aspect, attractive seating areas and a garden shed. A gate to the rear leads to two off road parking spaces.

Guide Price - £325,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D



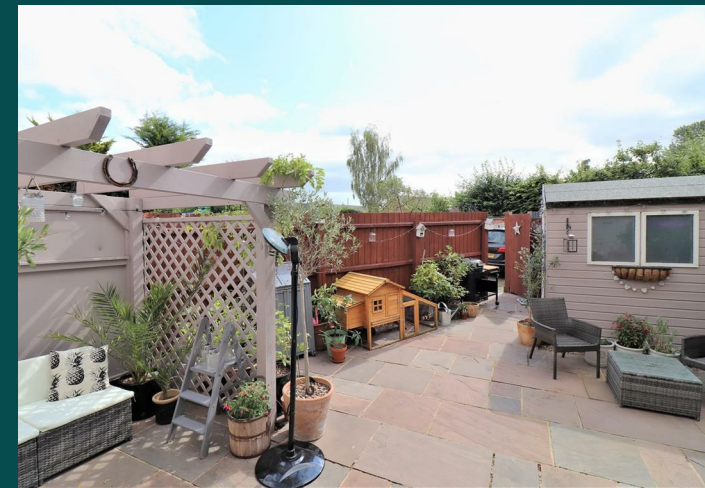


Ground Floor



Total approx floor area: 10018 ft² (929 m²)
Ground Floor: 568.3 ft² (52.6 m²)
1st Floor: 733.5 ft² (68.1 m²)

1st Floor



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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		77	79
(69-80) C			
(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	