



WOOLNER BOSWELL LANE

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 6BX



A beautifully presented three bedroom detached bungalow built in 2021 to a very high standard and including kitchen/dining room, sitting room, utility room, bathroom and en-suite shower room, together with well maintained private gardens and ample off road parking. All situated in an elevated position off this quiet residential lane in Hadleigh, not far from it's many amenities.

The property benefits from gas fired central heating, double glazing throughout and offers views over the surrounding countryside.

As you enter the property, there is a hallway with two storage cupboards and doors to all of the accommodation. The kitchen/dining room has a window to the side, French doors with additional side lights overlooking and leading out to the rear garden and comprises a one and a half bowl sink unit inset into a range of work surfaces with cupboards and drawers below, wall mounted cupboards and integrated appliances including; double oven, five burner hob with extractor above, fridge/freezer and dishwasher. There is also a utility room providing space and plumbing for a washing machine and tumble dryer, work surfaces, cupboards with one housing the gas boiler and a door leading out to the rear. The sitting room has French doors overlooking and leading out to the rear garden.

The principal bedroom suite has a window to the front,



walk-in wardrobe/dressing room and an en-suite shower room. Bedrooms 2 and 3 are both double sized rooms and have windows to the side. The bathroom has a window to the side and a modern suite comprising wc, wash basin with storage below and a panelled bath with rainfall shower over.

Outside, to the front, there is a driveway providing off road parking and side gates on either side leading to the garden, which is laid mainly to lawn with a terraced seating area, a path leading to a further patio seating area, a variety of plants & shrubs and a garden shed with light and power. All bounded by boarded fencing.

Guide Price - £515,000

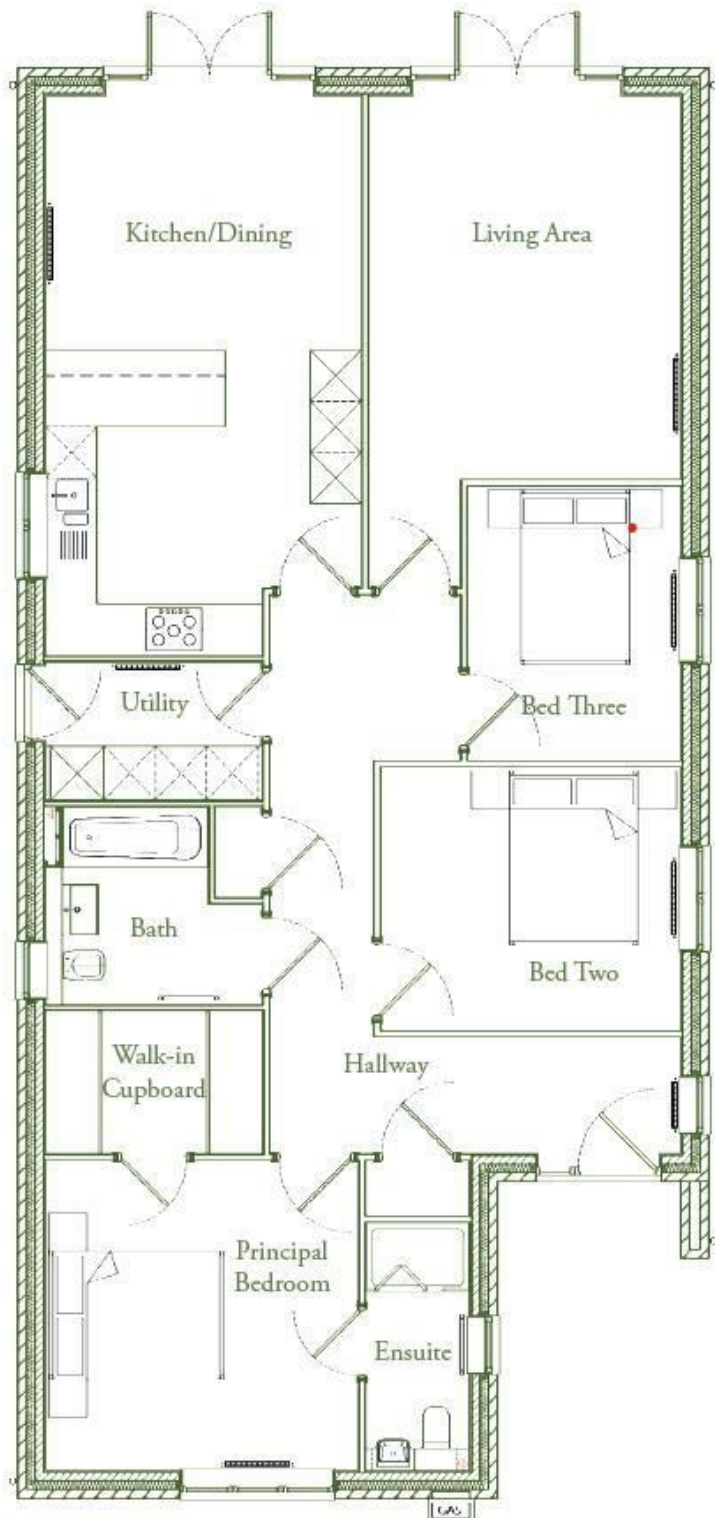
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D





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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			93
(81-91) B		83	
(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 