



INVICTA CASTLE ROAD

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 6JH



An individual and beautifully presented four bedroom detached house with a double garage, ample off road parking, gardens of approx. 1/4 of an acre backing onto open farmland and views over the town to the front.

As you enter the property, there is a lower ground floor with a hallway with staircase rising to the upper ground floor and doors to the garage and cloakroom.

On the upper ground floor there is a landing with a staircase to the first floor, access to the family room, study and living room with contemporary gas fireplace and door to the kitchen/diner. The family room and study can be used for a variety of purposes. The study has a door leading to the kitchen/diner. The kitchen/diner has two windows to the rear overlooking the gardens and French doors leading out to the same. The kitchen comprises a twin bowl sink with waste disposal inset in to a range of worktops with cupboards and drawers below. A range of wall mounted cupboards, wine rack, breakfast bar, space for range style oven with extractor above, space for dishwasher and fridge and freezer. There is also a utility room with a part glazed door to the side, wall mounted gas fired boiler and space for washing machine and tumble drier. A half landing with a window to the side leads to bedroom 4.

On the first floor, there is a landing with doors to the bedrooms and bathroom.



Bedroom 1 has dual aspect windows to the front and rear with beautiful views, built-in wardrobes and a door to newly fitted en-suite shower room. There are two further double sized bedrooms and bedroom 3 has deep bulk head recess providing useful storage or alternative sleeping area. There is also a boarded and carpeted loft room offering views over Hadleigh.

To the front, there is a driveway providing ample off road parking and leading to the double garage. To the rear, the gardens are on 4 levels including two seating areas and an expanse of lawn with a variety of mature trees, flowers and shrubs.

Offers Over - £550,000

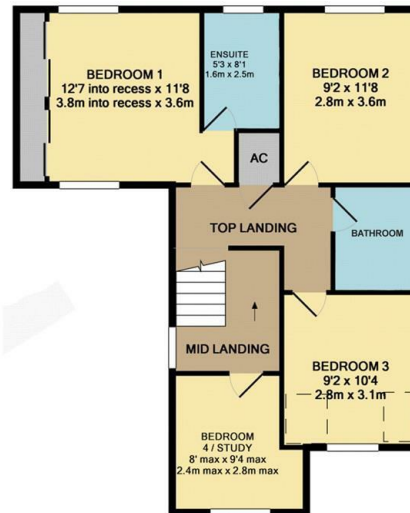
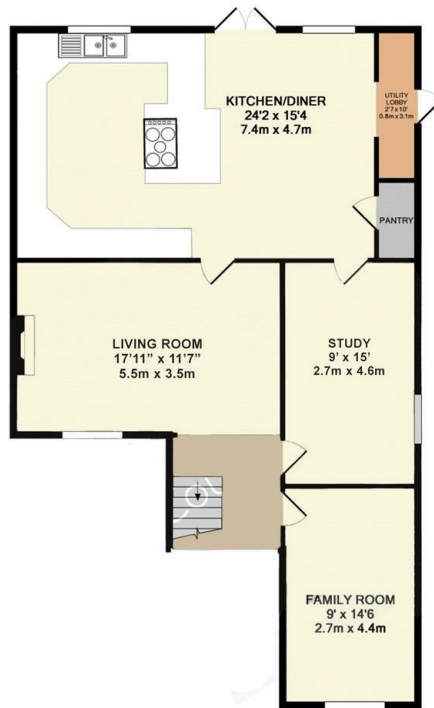
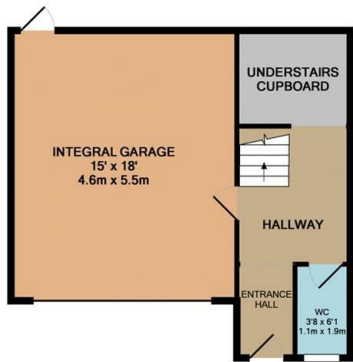
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E





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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		69	79
(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	