



38 STOCKTON CLOSE

FROST & PARTNERS

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## HADLEIGH, IPSWICH | SUFFOLK | IP7 5SH



A one bedroom semi-detached cottage style property, providing spacious accommodation with kitchen/dining room, sitting room, conservatory and ground floor bathroom, together with low maintenance gardens and off road parking.

The property presents brick elevations under a pitched roof clad with tiles and benefits from gas fired radiator heating.

As you enter the property, there is a small hallway with doors to the bathroom and sitting room, which has a window to the front, staircase rising to the first floor, under stairs shelved storage, door to kitchen/dining room, French doors to the conservatory, tiled flooring and spotlighting.

The kitchen/dining room has a window to the side and a good sized dining area with a window opening into the conservatory. The kitchen itself comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching eye level cupboards, part tiled walls and a range of integrated Neff appliances including; slimline dishwasher, washing machine and oven with four burner gas hob and extractor over. The conservatory runs the width of the property with surrounding windows overlooking the rear garden, French doors overlooking and leading out to the same, built-in storage cupboards and wall lights.

The bathroom has a window to the front and a white suite comprising a vanity unit incorporating low level wc and wash basin with storage below and panelled bath with shower over.



On the first floor, there is a small landing with access to the roof space and a door to the bedroom, which has a window to the side, Dormer window to the front, built-in wardrobes, cupboard housing the gas fired boiler and an air conditioning unit.

Outside to the front, the garden is laid to lawn with a central stepped pathway leading to the front door and a side gate accessing the rear garden, which is of a low maintenance nature, laid predominantly to patio with a garden shed and bounded by close boarded fencing.

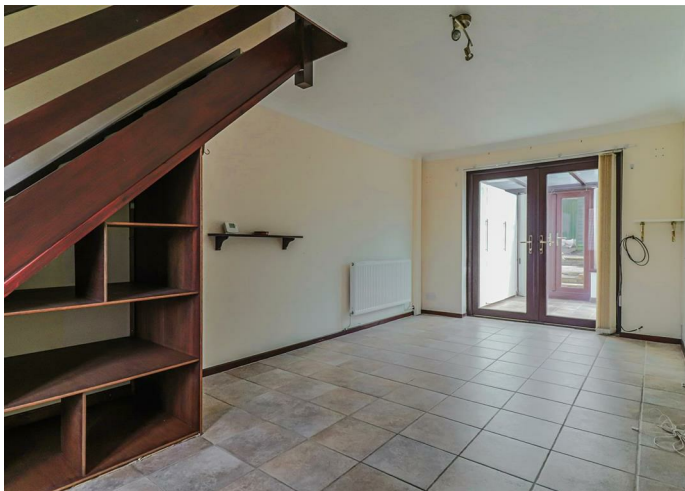
Guide Price - £212,500

### Additional Information

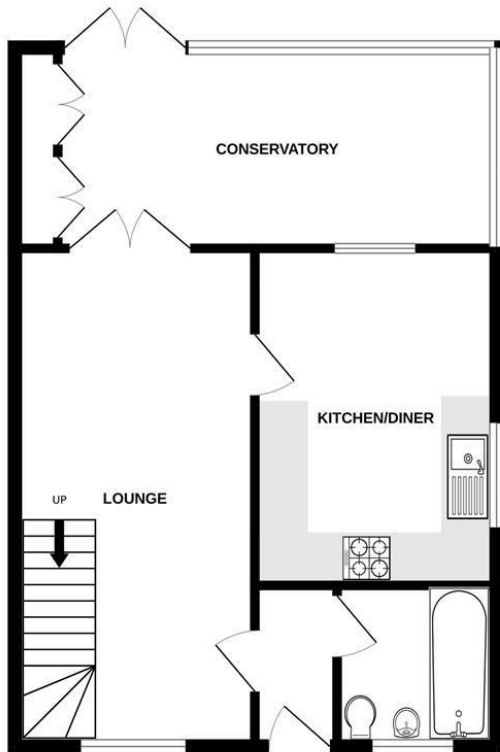
Tenure: Freehold

Local Authority: Babergh District Council

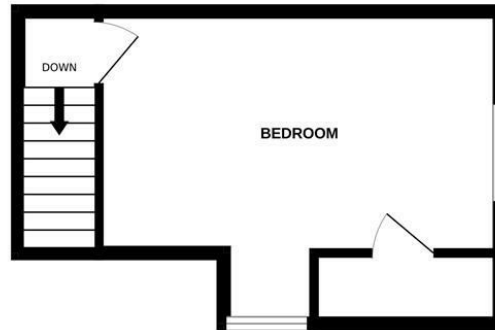
Council Tax: B



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.  
Made with Metropix 6/2024



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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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 