



25 ANN BEAUMONT WAY

FROST & PARTNERS

# 25 ANN BEAUMONT WAY

## HADLEIGH, IPSWICH | SUFFOLK | IP7 6SA



A spacious and well presented three bedroom detached bungalow with sitting room, kitchen, conservatory, bathroom and shower room, together with a detached single garage, off road parking and good sized gardens. All located in this popular area of Hadleigh, within walking distance to the centre of town.

As you enter the property, there is a lobby with a door to the hallway, which has doors to the majority of the accommodation. The large sitting room has dual aspect windows to the front and rear, brick fireplace housing a gas fire, serving hatch and a door to an inner lobby, which has doors to kitchen, shower room and rear garden. The kitchen has a window to the rear overlooking the gardens and comprises a sink inset into a range of work surfaces with cupboards and drawers below, wall mounted cupboards, range of integrated appliances including; oven, microwave, four burner hob with extractor above, dishwasher and space and plumbing for a washing machine. The shower room comprises a corner shower cubicle, wc, wash basin and water softener.

Bedroom 1 has a window to the front and a range of built-in bedroom furniture including; wardrobes, dressing table and bedside cabinets. Bedroom 2 has glazed sliding doors into the conservatory, which has windows to the rear overlooking the gardens and sliding door overlooking and leading out to the same. Bedroom 3 has a window to the front and built-in wardrobes. The bathroom has a panelled bath with shower over, wc and wash basin.



Outside, to the front, the garden is laid mainly to lawn with a pathway leading to the front door and an iron gate leading to the rear garden, which is also laid mainly to lawn with a patio seating area, shingled area, greenhouse, boiler room and a driveway providing off road parking and leading to the detached single garage, which can be accessed via double gates to the rear of the garden.

Note: Potential to develop on the plot, subject to the necessary planning permission.

Guide Price - £550,000

### Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E





Approximate Floor Area  
 1663.45 sq. ft.  
 (154.54 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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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>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(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	