



3 MEADOWS WAY

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5DX



A well presented three bedroom house with kitchen/dining room, sitting room, ground floor cloakroom and first floor bathroom, together with a garden, off road parking and an integral single garage to the rear. All conveniently located just a few steps from Hadleigh High Street.

The property benefits from replacement UPVC windows and doors throughout and gas fired warm air central heating.

A part glazed door leads to a hallway, which has a staircase rising to the first floor and doors to the, sitting room, ground floor cloakroom and kitchen/dining room, which has a window to the front and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, integrated electric oven, four burner gas hob with extractor above, space and plumbing for washing machine, space for fridge/freezer and built-in storage cupboard. The sitting room has a window to the rear overlooking the garden, glazed door overlooking and leading out to the same and a stone fireplace housing a gas fire. The ground floor cloakroom has a window to the front and a white suite comprising a wc and wash basin.

On the first floor, there is a landing with access to the roof space, deep shelved airing cupboard and doors to the bedrooms and bathroom. Bedroom 1 has a window to the front and a built-in wardrobe. Bedroom 2 has a window to the front and a built-in storage cupboard.



Bedroom 3 has a window to the rear and a built-in storage cupboard. The bathroom has a window to the rear and comprises a panelled bath with electric shower above, wc and wash basin.

Outside, to the rear, the garden is of a low maintenance nature, laid to an attractive paved terrace with flower and shrub borders, a large raised central planter and a water feature. There is also a driveway to the rear providing off road parking and leading to the integral single garage.

Note: The garage could potentially be converted into extra living accommodation (subject to planning).

Guide Price - £260,000

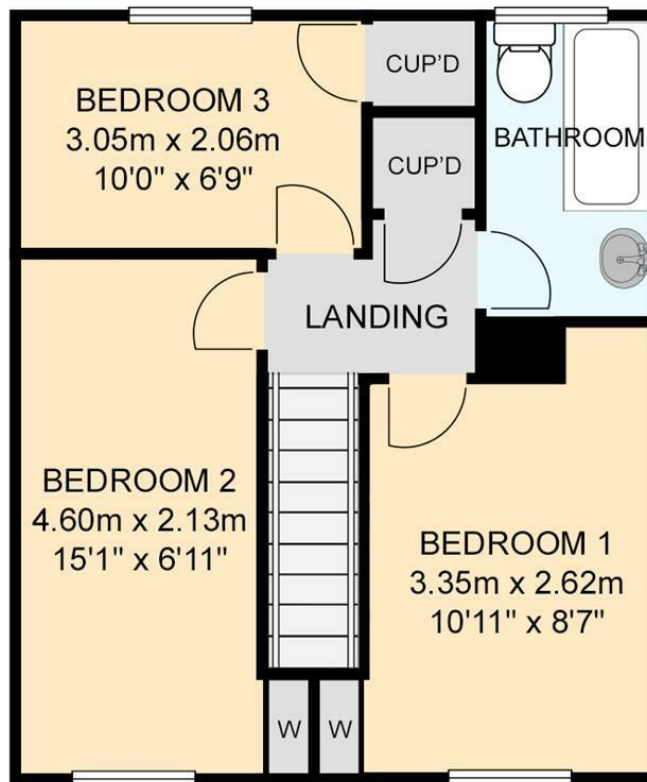
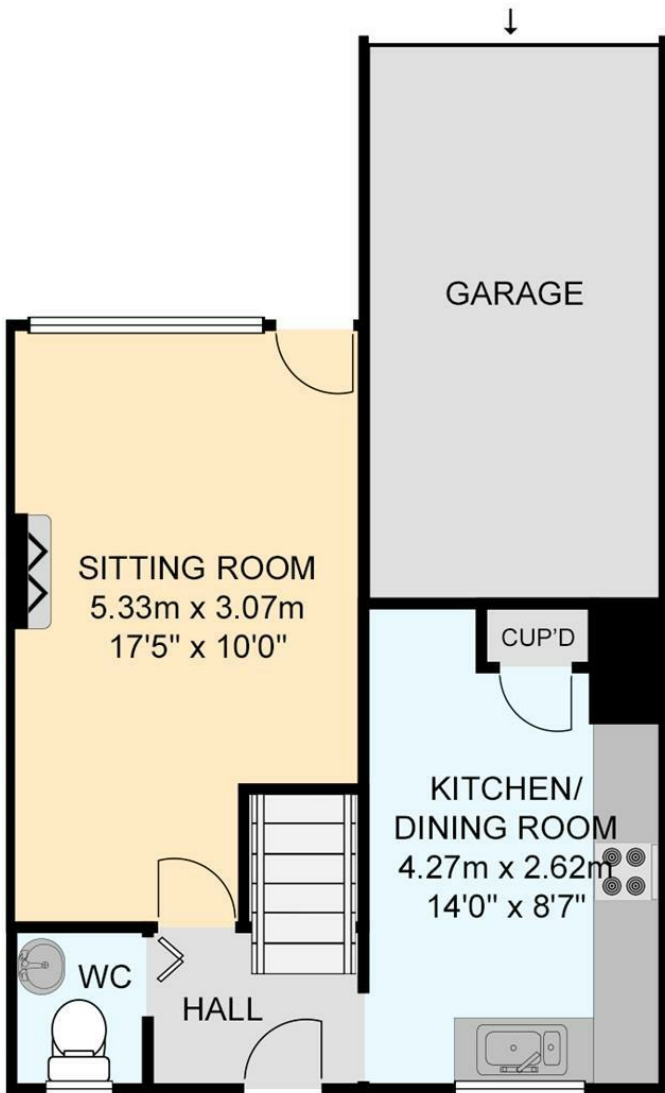
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: C





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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			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	