



7 PAINTER CLOSE

FROST & PARTNERS

# 7 PAINTER CLOSE

HADLEIGH, IPSWICH | SUFFOLK | IP7 6FR



A beautifully presented three bedroom detached house, built in 2021 and forming part of the popular Weavers Meadow Development. The property benefits from an upgraded kitchen, good sized rear garden, detached single garage and off road parking. All located just a short distance from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor, under stairs storage cupboard and doors to the kitchen/dining room, cloakroom and sitting room, which has a window to the front. The kitchen/dining room has been finished to a high standard with a window to the rear overlooking the gardens, French doors overlooking and leading out to the same and comprises a one and a half bowl sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner gas hob with extractor over, space and plumbing for dishwasher, space for fridge/freezer, tiled flooring, pendant lights, spotlighting and door to the utility room, which has a door leading out to the side, work surface with space below, space and plumbing for washing machine and gas fired boiler.

On the first floor, there is a landing with a storage cupboard and doors to the bedrooms and bathroom. The principle bedroom has a window to the front and a door to an en-suite shower room, which has a white suite comprising a wc, wash basin and walk-in shower.



Bedrooms 2 and 3 are both double sized rooms with windows to the rear. The bathroom has a window to the side and a white suite comprising a wc, wash basin and panelled bath with separate shower over.

Outside, to the rear, there is a driveway providing off road parking and leading to a detached single garage, which has light and power connected and a personal door to the rear garden, which is laid mainly to lawn with a patio seating area and a garden shed. All bounded by brick walling and close boarded fencing.

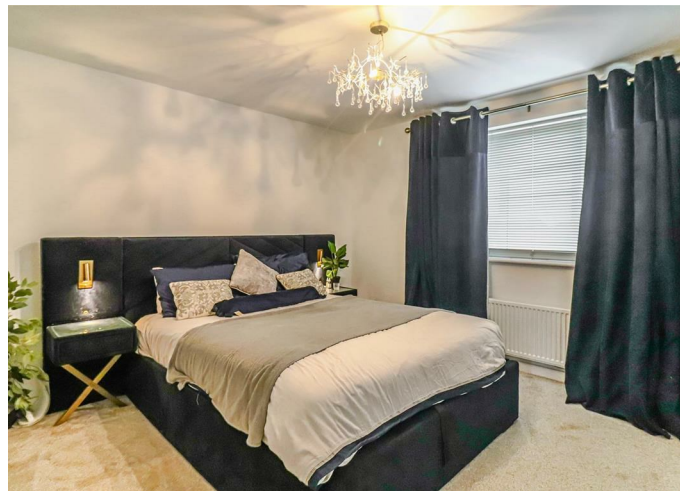
Guide Price - £345,000

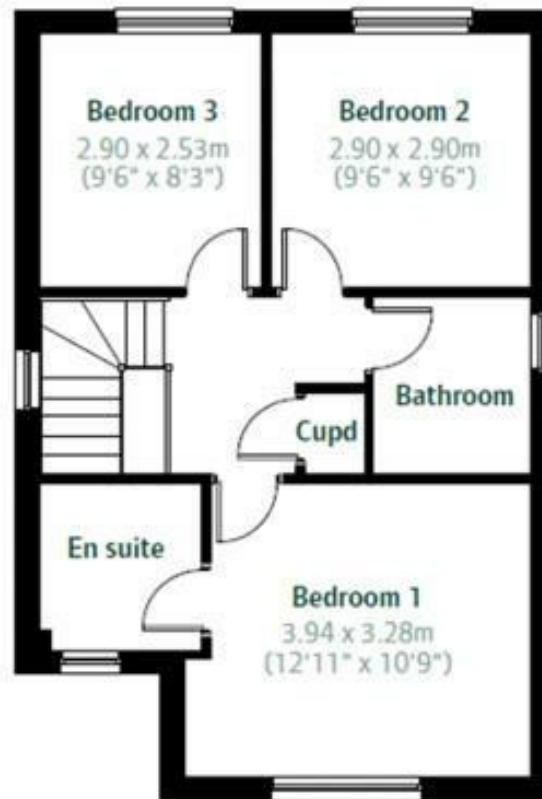
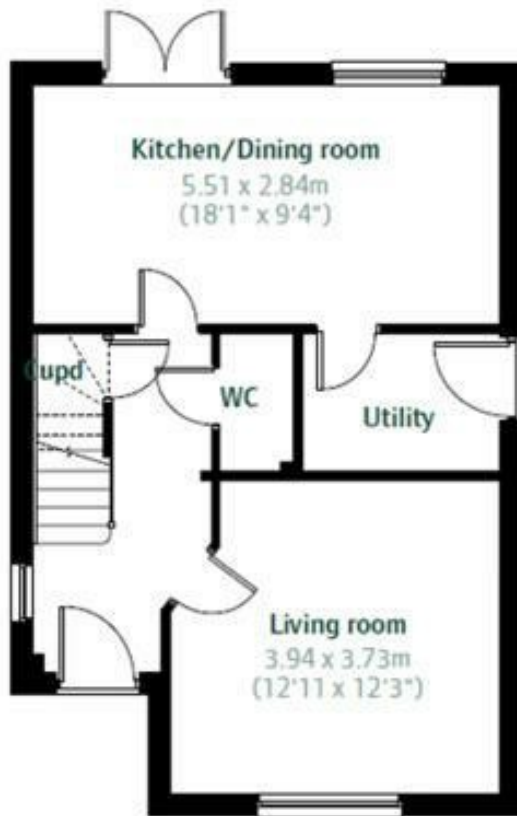
### **Additional Information**

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: C





# FROST & PARTNERS

**Frost & Partners**

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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>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</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	