



3 PYKENHAM WAY

FROST & PARTNERS

3 PYKENHAM WAY

HADLEIGH, IPSWICH | SUFFOLK | IP7 5EP



A beautifully presented three bedroom semi-detached house with kitchen/dining room, sitting room, utility room, bathroom and separate wc, together with good sized gardens to the front and rear. All located just a short walk from Hadleigh High Street.

As you enter the property, there is an entrance lobby with a window to the side, staircase to the first floor and a door to the sitting room, which has a window to the front, door to the kitchen/dining room, under stairs storage cupboard and a multi-fuel burning stove with oak effect resin bressumer. The kitchen/dining room has a window to the rear overlooking the garden and comprises a sink inset into work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner gas hob and extractor above, cupboard housing the gas fired boiler, space and plumbing for dishwasher, space for fridge/freezer and door to the utility room, which has a door leading out to the side, space and plumbing for washing machine, space for freezer and under stairs storage cupboard.

On the first floor, there is a landing with a built-in cupboard and doors to the bedrooms, bathroom and wc. Bedroom 1 has a window to the front and wardrobes. Bedroom 2 is also a double sized room with a window to the rear overlooking the garden. Bedroom 3 has a window to the front and a recess space over the stairs.

The bathroom has a window to the side and a white suite comprising a panelled bath with shower attachment and a wall mounted wash basin with storage below. There is also a separate wc.



Outside, to the front, there is a low maintenance garden laid to shingle and bounded by fencing and with a side gate leading to the rear garden, which is laid partly to patio and partly to lawn with shingled borders and a pathway leading to a brick-built store and wood store also included. All bounded by a mixture of panelled and close boarded fencing.

There is parking available on the street.

Guide Price - £260,000

Additional Information

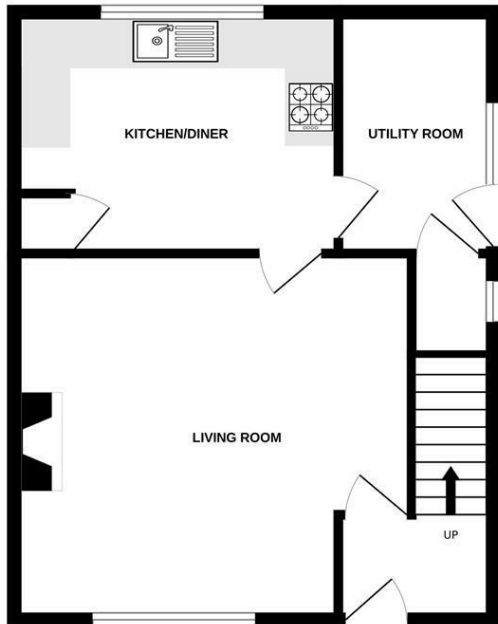
Tenure: Freehold

Local Authority: Babergh District Council

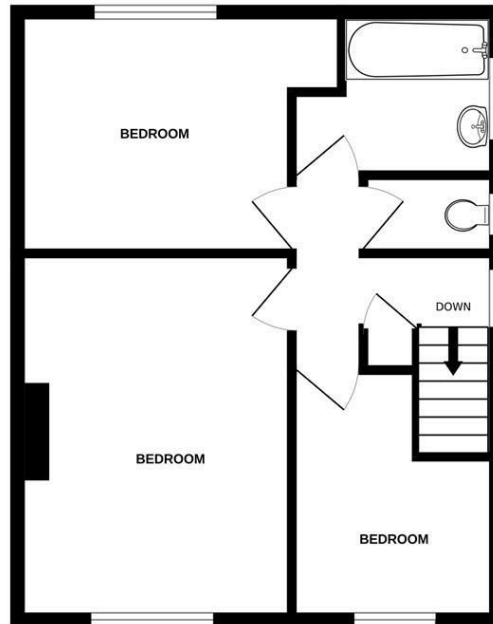
Council Tax: B



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.
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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			91
(81-91) B		85	
(69-80) C			
(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	