



7 BOURCHIER CLOSE

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5SS



A three bedroom detached house with sitting/dining room, kitchen, utility room, ground floor cloakroom and first floor family bathroom, together with an integral single garage, off road parking and private gardens. All located on this popular residential development in Hadleigh.

As you enter the property, there is a porch with a door leading to an entrance hall, which has a staircase rising to the first floor and a door through to the sitting/dining room, which is an L-shaped room with a window to the front, feature fireplace, door to the kitchen and sliding patio doors overlooking and leading out to rear gardens. The kitchen has a window to the rear overlooking the gardens and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, space for cooker, under stairs storage cupboard and a door to the utility room, which has a door leading out to the rear gardens, gas fired boiler, space for fridge/freezer, space and plumbing for washing machine and doors the cloakroom and garage.

On the first floor, there is landing with with access to the bedrooms and bathroom, airing cupboard and access to the roof space. Bedroom 1 has a window to the front and built-in wardrobe. Bedroom 2 has a window to the rear overlooking the gardens and a built-in cupboard. Bedroom 3 has a window to the front and a built-in cupboard.



The family bathroom has a window to the rear and a white suite comprising a wood panelled bath with shower attachment over, wc and wash basin.

Outside, to the front, the garden is laid mainly to lawn with a tree and some mature shrubs. There is a driveway providing off road parking for one vehicle and leading to the integral single garage, which has an up and over door and light and power connected. To the rear, the gardens are laid partly to lawn and partly to patio with a garden shed. All bounded by a mixture of brick walling and panelled fencing.

Guide Price - £325,000

Additional Information

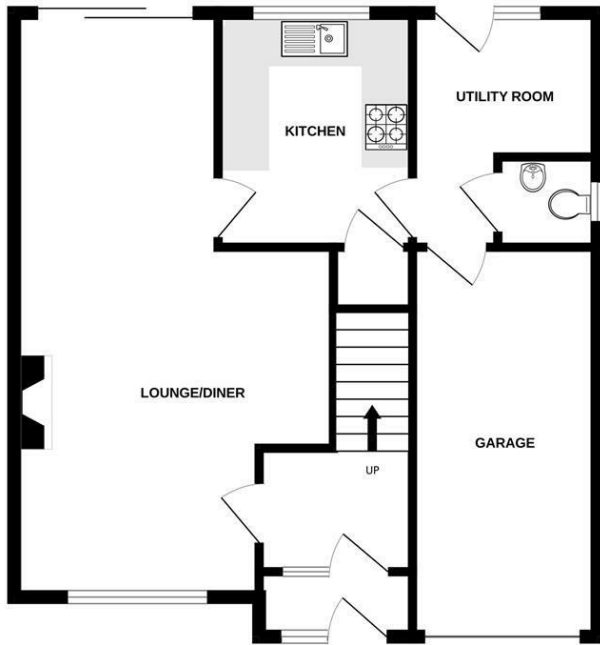
Tenure: Freehold

Local Authority: Babergh District Council

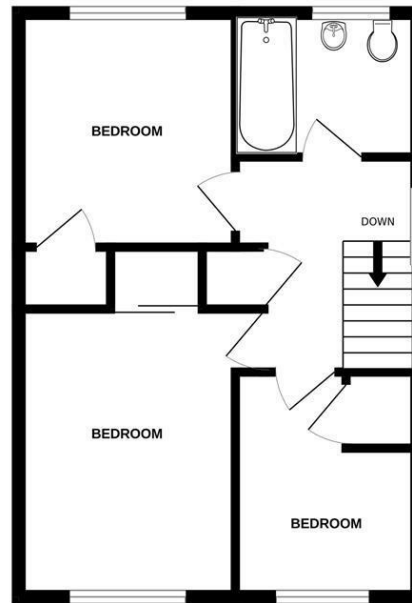
Council Tax: C



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			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	