



1 EMMERSON WAY

FROST & PARTNERS

# 1 EMMERSON WAY

## HADLEIGH, IPSWICH | SUFFOLK | IP7 6DJ



A three bedroom detached house with kitchen, dining room, sitting room, ground floor cloakroom, first floor bathroom and an en-suite shower room, together with an attached single garage, off road parking and gardens. All located on a corner plot, not far from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor, deep storage cupboard and doors to the cloakroom and sitting room, which has a window to the front and a wide opening to the dining room with a window to the rear overlooking the garden and a door to the kitchen, which also has a window to the rear, door leading out to the same and comprises a sink inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob and extractor above, space and plumbing for washing machine, space for fridge/freezer and a new wall mounted gas boiler. The cloakroom has a white suite comprising a wc and wash basin.

On the first floor, there is a landing with an airing cupboard and doors to the bedrooms and bathroom. Bedroom 1 has a window to the front, built-in wardrobe and door to an en-suite shower room, which has a window to the side and a white suite comprising a wc, wash basin and shower cubicle. Bedroom 2 has a window to the rear and a built-in wardrobe. Bedroom 3 also has a window to the rear.



The bathroom has a window to the side and a white suite comprising a wc, wash basin and panelled bath.

Outside, to the front, the garden is laid mainly to lawn with some mature shrubs and a pathway leading to the front door. There is also a driveway providing off road parking for two vehicles and leading to an attached single drive through garage with an electric rollup door to the front. To the rear, the garden is laid mainly to lawn with some mature shrub borders, patio seating area and a path leading to a garden shed. All bounded by a mixture of brick walling and fencing.

Guide Price - £345,000

### Additional Information

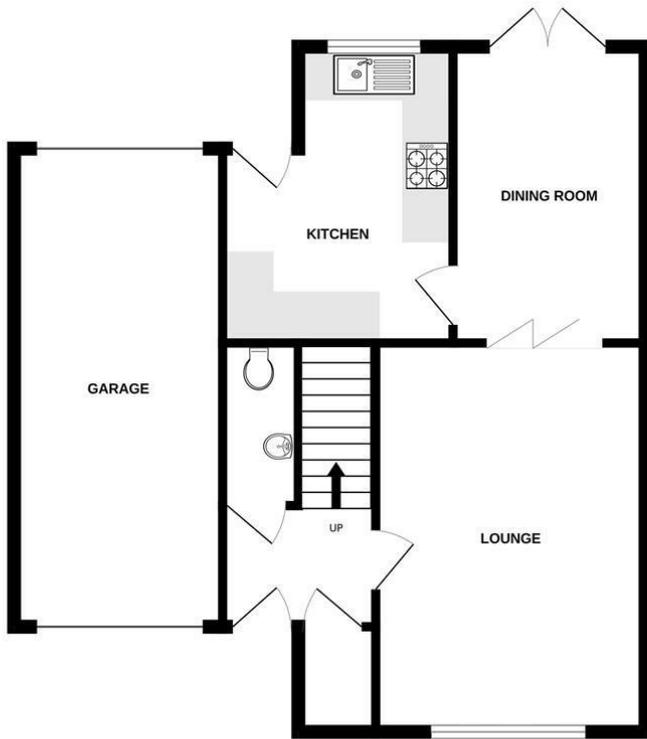
Tenure: Freehold

Local Authority: Babergh District Council

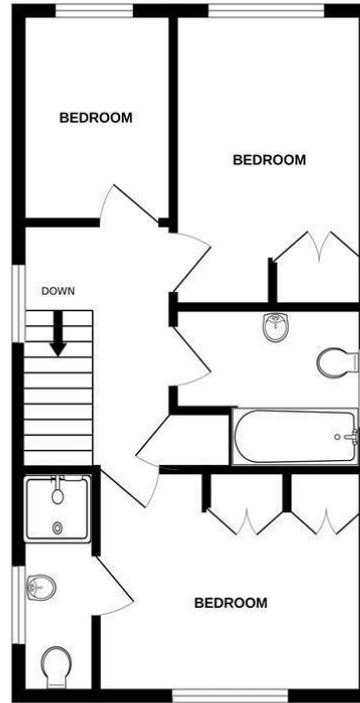
Council Tax: C



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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>75</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	