



55 HIGHLANDS ROAD

FROST & PARTNERS

# 55 HIGHLANDS ROAD

HADLEIGH | SUFFOLK | IP7 5HL



A three bedroom semi-detached house, in a slightly elevated position, offering far reaching views across the rooftops of Hadleigh and the surrounding countryside. The property benefits from spacious and flexible accommodation, gardens, detached single garage and ample off road parking. All located just a short walk from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor and a doorway to the sitting room, which has a window to the front, door to the kitchen/breakfast room and a red brick open fireplace.

The kitchen/breakfast room comprises an undermounted Butler sink inset into a range of oak work surfaces with cupboards and drawers under, matching wall mounted cupboards, Range cooker, space and plumbing for dishwasher and opening to the garden room, which has glazing to two sides, vaulted Perspex roof and French doors overlooking and leading out to the rear garden. There is also a utility room on the ground floor with a glazed door leading out to the side, space and plumbing for washing machine, space for tumble dryer and fridge/freezer and further door to the cloakroom, which has a window to the side and comprising a low level wc and wash basin.

On the first floor, there is a landing with access to the roof space and doors to the bedrooms and bathroom. Bedroom 1 has a window to the front.



Bedroom 2 has a window the rear overlooking the garden and bedroom 3 has a window to the side. The bathroom has a window to the side and a white suite comprising a panelled bath with shower above and vanity unit incorporating low level wc and wash basin with storage below.

Outside, to the front, the garden is laid to lawn with a driveway to the side providing ample off road parking and there is a detached single garage (with potential to extend up STPP), together with some storage sheds. The rear garden is laid to terraced seating areas and offers far reaching countryside views.

Guide Price - £330,000

### Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

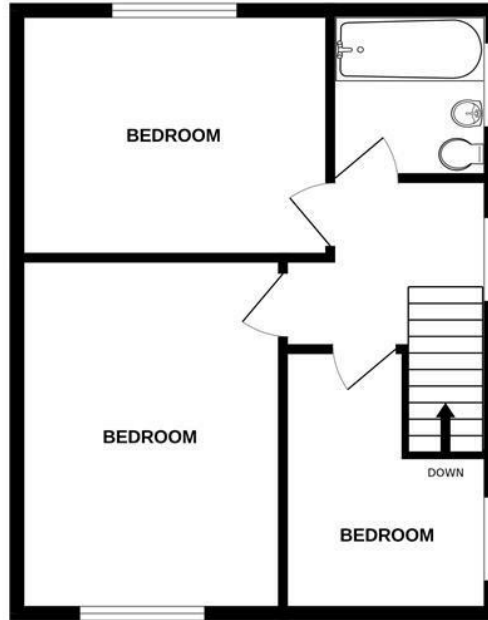
Council Tax: B



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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# 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	77
(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	