



35 BRADFIELD AVENUE

FROST & PARTNERS

# 35 BRADFIELD AVENUE

## HADLEIGH, IPSWICH | SUFFOLK | IP7 5EX



A beautifully presented four bedroom detached house located a short walking distance from Hadleigh Town Centre, with an attractive south facing rear garden, garage and car port providing ample off road parking.

The property presents brick elevations under a pitched roof clad with tiles. It benefits from double glazed windows throughout and gas fired radiator heating.

An entrance door leads to a light and airy hallway, which has a tiled floor, window to the front, staircase rising to the first floor and doors to reception rooms, kitchen and cloakroom.

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, built-in double oven, four burner hob with extractor over, part tiled walls, space and plumbing for washing machine and space for fridge/freezer. The sitting room has dual aspect windows to the front and rear, gas feature fireplace (currently sealed off) and an archway leading to the dining room, which has French doors leading through to the conservatory. The conservatory has windows overlooking the rear gardens and French doors overlooking and leading out to the same.

On the first floor there is a landing with doors leading to the bedrooms and family bathroom. The principle bedroom has a window to the rear and a built-in triple wardrobes. Bedrooms 2 and 3 are both double rooms while bedroom 4 is suited to an office/study.



The family bathroom has a window to the rear and comprises low level wc, wash basin, panelled bath with shower attachment, fully tiled walls and a heated towel rail.

Outside, to the front the garden is laid to lawn and there is a driveway leading to a car port and single garage with light and power connected. Side access leads to the rear gardens, which are laid to a mixture of lawn, shingle and patio with some mature flowers and shrubs and a timber shed. All bounded by timber 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 floor plan 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>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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	