



15 JORDAYN RISE

FROST & PARTNERS

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HADLEIGH | SUFFOLK | IP7 5SY



A spacious detached family house which includes private rear gardens, attached double garage and off road parking set within a short walking distance to local schools and the High Street.

The property benefits from gas fired central heating and double glazing throughout.

As you enter the property there is a spacious reception hall with doors to w/c and to the open plan sitting/dining room with electric fireplace and sliding doors to the conservatory, while the dining room has French double doors leading to the rear garden. The kitchen/breakfast room is well equipped with cupboards and drawers, a double oven and gas hob, space for fridge/freezer, space for washing machine and plumbing for a dishwasher. There is also a door to the double garage.

On the first floor there are four bedrooms all benefiting from built in cupboards, the smallest currently used as a study, and two bathrooms, one an en suite to the main bedroom.



Outside to the front is parking next to the double garage measuring 17ft x 16ft 8ins with light and power connected and personal door to rear garden.

The enclosed rear garden is mainly laid to lawn with woodland behind providing privacy. Presented with flower and shrub borders, bounded by panelled fencing and brick walling with garden shed included and side access leading to the front.

Guide Price - £450,000

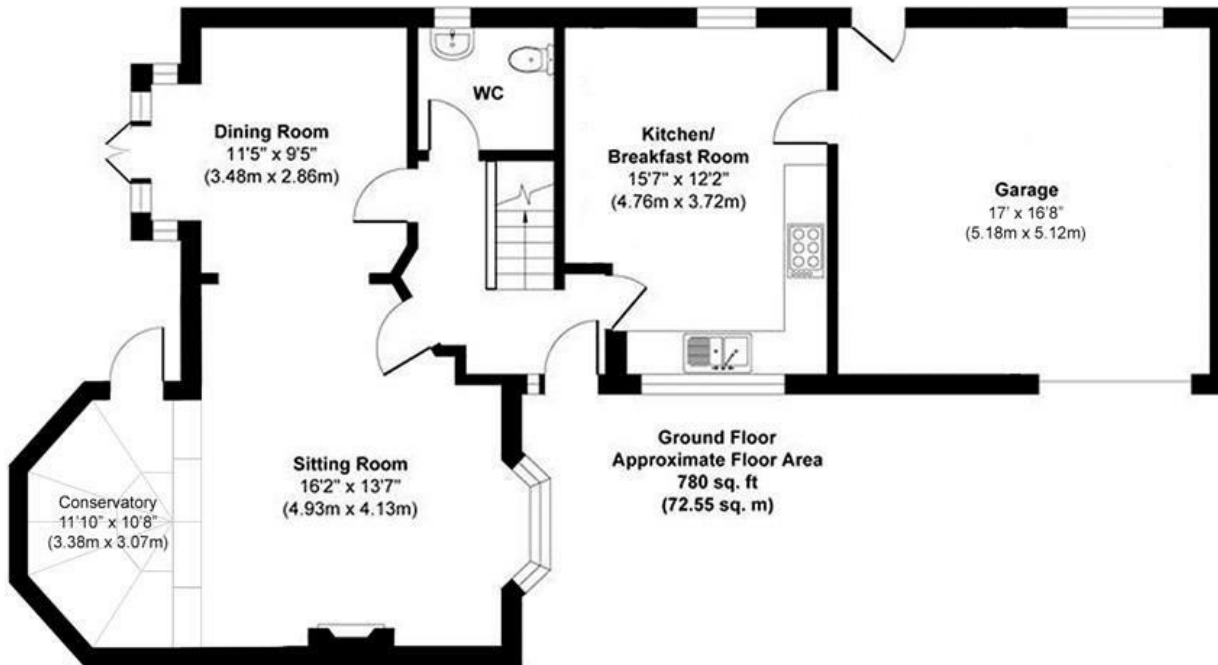
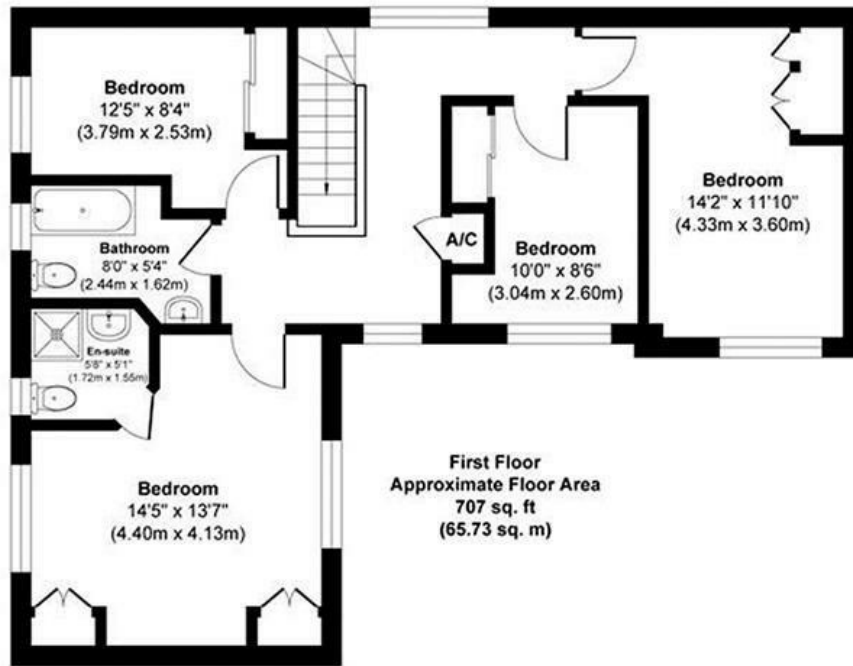
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E





Approx. Gross Internal Floor Area 1488 sq. ft / 138.28 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



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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		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	