



4 BELL MEWS

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5AW



A £1,000 Love to Shop voucher will be given to anyone who agrees to purchase the property within the next 6 weeks

A very well presented four bedroom house with no onward chain and including kitchen, sitting/dining room, ground floor cloakroom and first floor family bathroom, together with a garden to the rear, an integral single garage and off road parking for two vehicles. All located in a quiet mews, not far from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the kitchen, cloakroom, integral garage and sitting/dining room, which has two sets of French doors overlooking and leading out to the rear garden, gas fireplace and built-in storage cupboards. The kitchen has a window to the front and comprises a stainless steel sink unit inset in to a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, range of integrated appliances including; fridge/freezer, dishwasher, oven, hob with extractor above and microwave, wall mounted gas fired boiler and space and plumbing for washing machine.

On the first floor, there is a landing with access to the roof space and doors to the bedrooms and family bathroom. Bedroom 1 has a window to the rear overlooking the garden and two built-in double wardrobes. Bedroom 2 has a window to the rear overlooking the garden and a built-in



storage cupboard.

Bedroom 3 has a window to the front and bedroom 4 has double glazed doors and a Juliet balcony to the front. The family bathroom has a white suite comprising a panelled bath with shower attachment over, wash basin, low level wc, heated towel rail and built-in storage cupboard.

Outside, to the front, there is a driveway providing off road parking for two vehicles and an integral single garage, with light and power connected and an up an over door. To the rear, the garden is laid mainly to lawn with a patio seating area with a pergola over and a garden shed. All bounded by panell

Additional Information

Tenure: Freehold

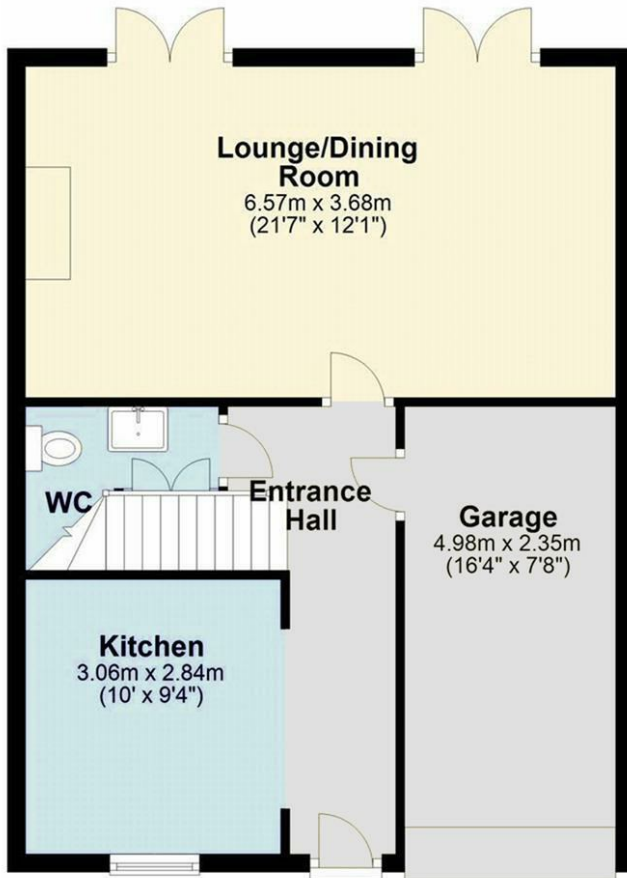
Local Authority: Babergh District Council

Council Tax: D



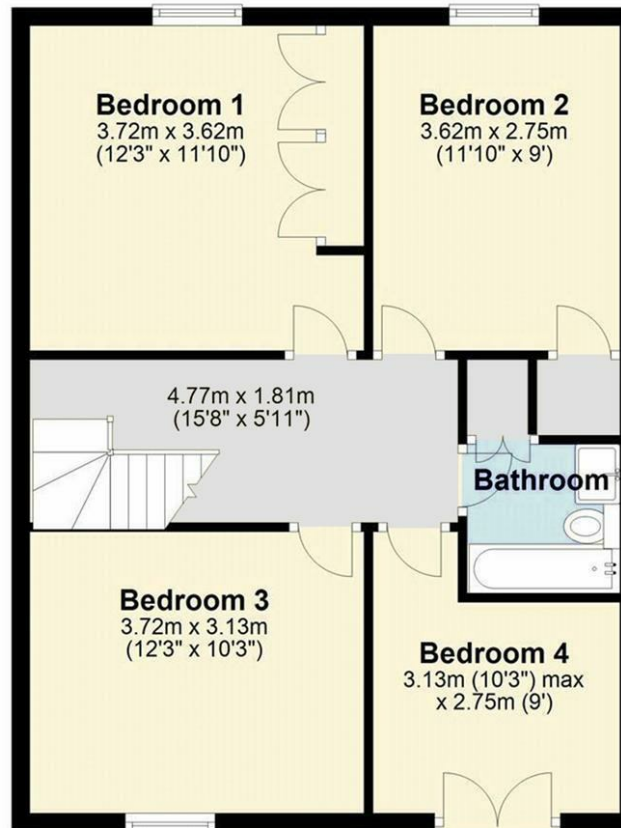
Ground Floor

Approx. 57.6 sq. metres (620.0 sq. feet)



First Floor

Approx. 57.6 sq. metres (620.0 sq. feet)



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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			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	