



36 ALDHAM ROAD

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 6BP



A beautifully presented extended 4 bedroom chalet-style bungalow with large well maintained gardens and ample off road parking. All in a sought after location on Aldham Road, 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 3 bedrooms, kitchen/breakfast room and family bathroom, which has a white suite comprising wc, wash basin and glazed shower cubicle. The kitchen/breakfast room has a window to the side and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, breakfast bar, double oven, four burner induction hob with extractor over, space for dishwasher and fridge/freezer, storage cupboard and opening to a large reception room, which has bi-folding doors overlooking and leading out to the rear gardens, Velux roof lights and doors to the dining room, lean-to and inner garage/store, which has 2 built-in storage cupboards and access to a utility with a sink unit, space for washing machine and door to a cloakroom. The dining room has sliding patio doors overlooking and leading out to the gardens, 2 built-in cupboards; one of which housing the gas fired boiler and access to a shower room, making this ideal for further bedroom or annex accommodation. A further door leads to a conservatory with a door leading out to the gardens. The sitting room has a window to the front and French doors to the rear.



On the first floor, there is a bedroom with 2 Dormer windows to the front offering views over Hadleigh and the surrounding countryside and built-in wardrobes. There is also a shower room on this floor.

Outside, to the front, there is large front garden, and driveway, lean-to's to either and to the rear, the gardens are laid mainly to lawn with attractive flower and shrub borders, decking and patio seating areas, vegetable plot, summerhouse, 3 greenhouses and 3 sheds.

Guide Price - £695,000

Additional Information

Tenure: Freehold

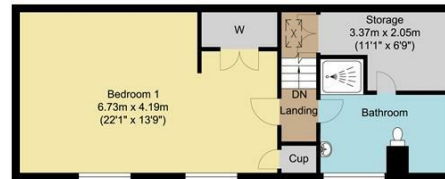
Local Authority: Babergh District Council

Council Tax: D





Ground Floor
Approximate Floor Area
2248.47 sq. ft.
(208.89 sq. m)



First Floor
Approximate Floor Area
507.08 sq. ft.
(47.11 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	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	