



58 MARY CLARKE CLOSE

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 6FD



An immaculately presented three bedroom end of terrace house, arranged over three floors with sitting room, kitchen/dining room, ground floor cloakroom, first floor family bathroom and a second floor en-suite shower room, together with a single garage and off road parking. All located on this popular residential development in the market town of Hadleigh.

As you enter the property, there is a hallway with a staircase rising to the first floor and a door to the sitting room, which has a window to the front, door to the kitchen/dining room and an under stairs storage cupboard. The kitchen/dining room has a window to the rear overlooking the garden, French doors overlooking and leading out to the same and comprises a stainless steel sink unit inset into to a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, range of integrated appliances including; oven with four burner hob and extractor above, fridge/freezer, washing machine and dishwasher and a further door to the cloakroom.

On the first floor, there is a landing with doors to bedrooms 2 and 3 and the family bathroom. Both bedrooms have windows to the front and benefit from built-in wardrobes. The family bathroom has a white suite comprising a panelled bath, low level wc and pedestal wash basin.



On the second floor, there is a small landing with a door to the principal bedroom, which has a window to the front, built-in double wardrobe and door to an suite shower room, which has a Dorma window and a white suite comprising a fully tiled shower enclosure with glazed door, low level wc and pedestal wash basin.

Outside, to the front, there is a small garden, which is laid to lawn and bounded by hedging, with a footpath leading to the front door. The rear gardens are laid to a mixture of lawn and patio and bounded by brick walling and fencing with steps leading down to a rear access gate, which leads to the single garage and off road parking area.

Guide Price - £300,000

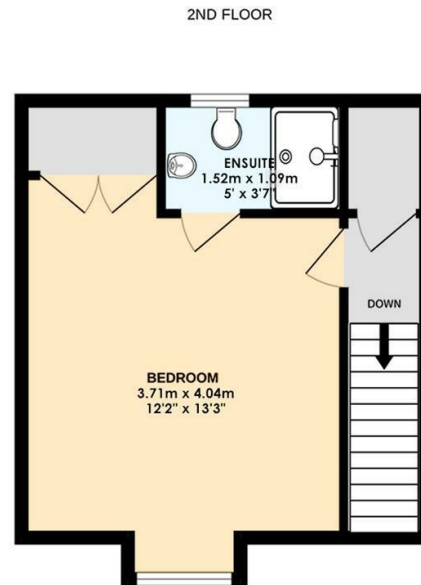
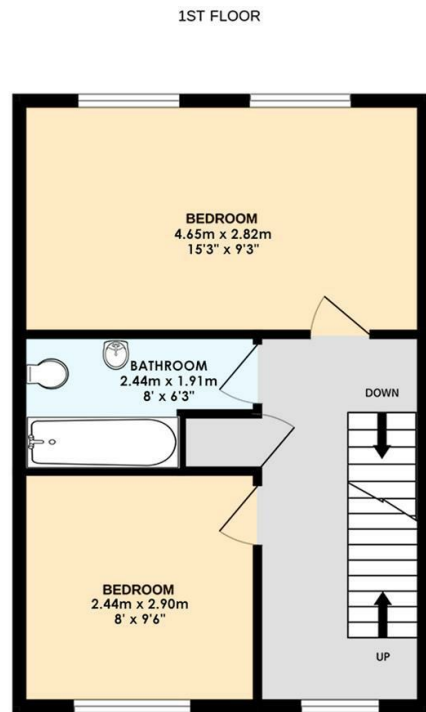
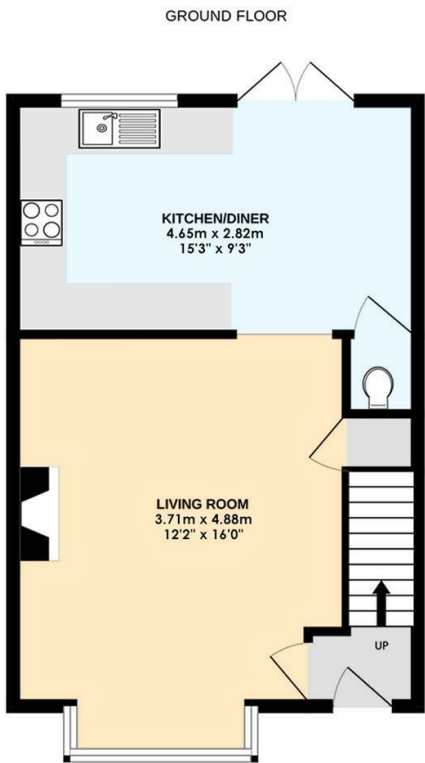
Additional Information

Tenure: Freehold

Local Authority: Babergh

Council Tax: C





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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		78	87
(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	