



3 RAVEN WAY

FROST & PARTNERS

# 3 RAVEN WAY

## HADLEIGH, IPSWICH | SUFFOLK | IP7 5AX



A well presented three bedroom detached bungalow with large sitting/dining room, kitchen and shower room, together with a detached single garage and ample off road parking, all occupying attractive gardens to the front and rear and situated in this popular cul-de-sac, a short distance from the centre of town.

As you enter the property, there is a porch with a glazed door through to the hallway, which has access to all of the accommodation, built-in double cupboard housing the gas fired boiler and access to the roof space. The sitting and dining room features a large window at the rear, offering views of the gardens and fields beyond, as well as French doors that provide access to the rear.

The kitchen has a window to the rear overlooking the gardens and fields beyond, half glazed door leading out to the rear and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, free standing cooker and extractor above, space and plumbing for washing machine and space for fridge/freezer.

Bedroom 1 has a window to the rear overlooking the gardens and bedrooms 2 and 3 both have windows to the front.

The shower room has a window to the side and a white suite comprising a walk-in shower cubicle housing an Aqualisa



thermostatic shower, pedestal wash basin, low level wc and heated towel rail.

Outside, to the front, there is a driveway providing off road parking which leads to a detached single garage with light and power connected. The garden to the front has been well maintained and is laid mainly to lawn with some flower and shrub borders. There are pathways to both sides of the property, which lead to the rear gardens, which are also very well maintained and laid mainly to lawn with a terraced seating area, a small stream, garden shed, and flower and shrub borders. All bounded hedging.

Guide Price - £375,000

### **Additional Information**

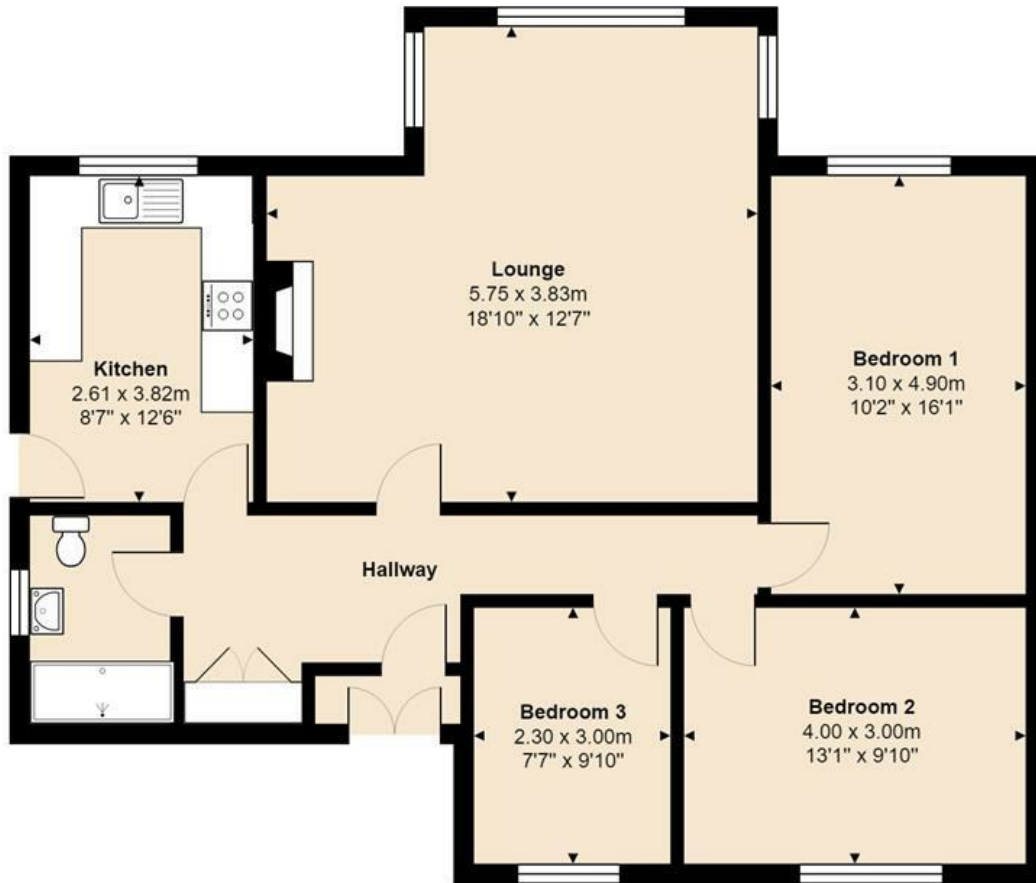
Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D



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Total Area: 92.3 m<sup>2</sup> ... 993 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# FROST & PARTNERS

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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>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		52	
(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	