



17 Tanner Walk, Hadleigh

Ipswich IP7 6FT

Guide Price £325,000



## 17 Tanner Walk

A beautifully presented, and spacious three bedroom (one en-suite) family home with good size gardens that wrap around the rear and side, in a quiet residential area on the edge of Hadleigh. The property offers well balanced accommodation with private gardens and off road parking for two cars. There is an open plan kitchen dining room that is a light and comfortable space with tripple windows. The kitchen is fitted with a good range of cabinetry, quartz work surfaces with an undermounted sink, double oven, fridge freezer and dishwasher. Leading off the kitchen is the utility room with a range of work surfaces, cabinets and shelving, and space for a washing machine. A further door leads to the cloakroom with wc and wash basin.

The sitting room overlooks the garden with dual aspect windows and french doors, with a media wall at one end featuring tv and an attractive inset electric fire.

Upstairs, there are three bedrooms and the family bathroom. The main bedroom is spacious with dual aspect windows and an en-suite bathroom with large shower, wc, basin and heated towel rail. Bedrooms two and three are at the front of the house and benefit from views to the front and side. The bathroom is fitted with a panelled bath with shower above, wc, wash basin and heated towel rail.

Outside, there is a private parking area to the rear with two allocated parking spaces. The gardens lay to the front and rear of the property, and being a corner plot wrap around the side.





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There is an attractive paved terrace area, which in turns leads onto the garden which is mainly laid to lawn, bounded by close boarded fencing. Garden shed, outside lighting and power.

Hadleigh is a thriving market town with a wide range of independent shops, services, schools, and recreational facilities. The property is well located for access to the town centre, local countryside, and routes into Ipswich, Sudbury, and Colchester.

Council Tax band: TBD

Tenure: Freehold

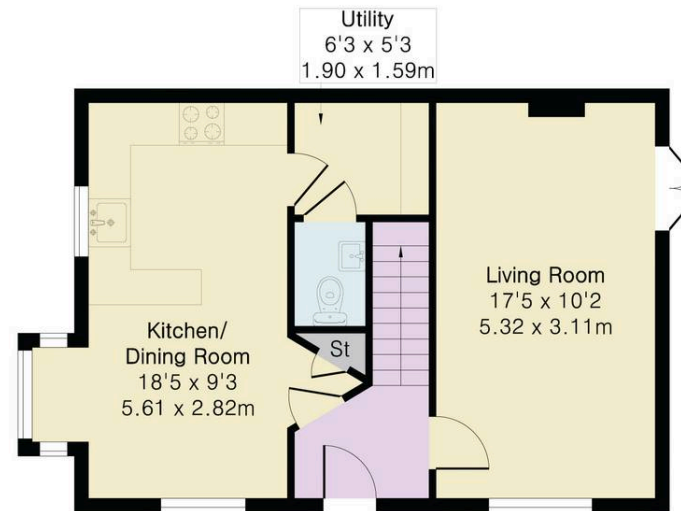
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

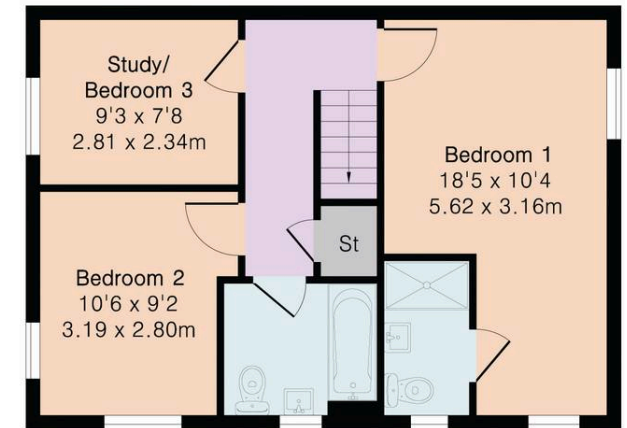
**Approximate Gross Internal Area 982 sq ft - 91 sq m**

Ground Floor Area 497 sq ft – 46 sq m

First Floor Area 485 sq ft – 45 sq m

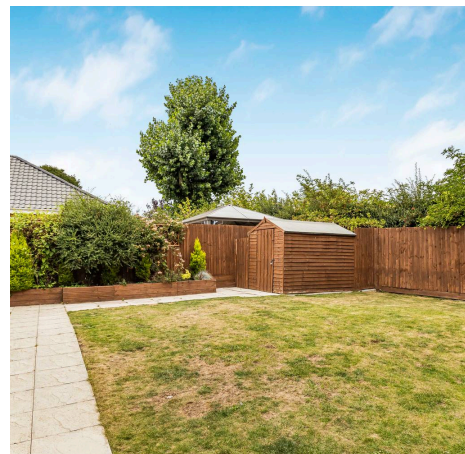


Ground Floor



First Floor

**FROST**  
& PARTNERS



# FROST

& P A R T N E R S

rightmove 

Zoopla

 OnTheMarket

**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.



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