



Hadleigh Road | Elmsett, Suffolk, IP7 6ND



Features

- Three Bedrooms
- Versatile Living Accommodation
- Two Reception Rooms
- Kitchen/Breakfast Room
- Large Utility Room
- Field Views & Large Wrap Around Garden
- Ample Off Road Parking & Double Garage

A three bedroom detached chalet style house benefiting from field views to the side and a large wrap around rear garden. Internally benefiting from a dining room, sitting room, kitchen, utility room, w/c and bedroom to the ground floor with two further bedrooms and bathroom to the first floor. Ample off road parking is available as well as a double garage.



ENTRANCE HALL

Front door leads into entrance hall with window to side. Doors off to sitting room, kitchen, bedroom three and under stair cupboard. Stairs ascending to first floor landing.

SITTING ROOM

20' 10" x 11' 6" (6.35m x 3.51m)

Double glazed window to side and rear overlooking the garden. Fireplace. Opening into the dining room.

DINING ROOM

17' 11" x 17' 4" (5.46m x 5.28m)

L-shaped dining room with double glazed window to side and front aspect.

KITCHEN

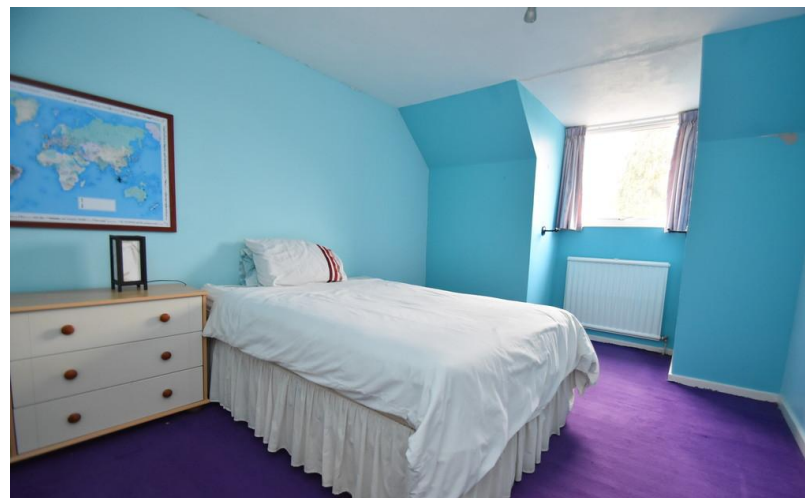
16' 4" x 9' 10" (4.98m x 3m)

Double glazed window to rear overlooking the rear garden. Door to utility room. Fitted kitchen comprising matching wall and base level units with work surfaces over, breakfast bar, inset double oven with extractor fan over, space for under counter fridge, door to cupboard.

UTILITY ROOM

17' 3" x 10' 7" (5.26m x 3.23m)

Double glazed windows to side and rear with door to rear garden. Base level units with work surfaces over with space and plumbing for white goods.



BEDROOM THREE

10' 6" x 9' 10" (3.2m x 3m)

Double glazed window to front.

WC

Double glazed window to rear, close coupled w/c.



LANDING

Doors off to bedrooms, bathroom and storage cupboard.

BEDROOM ONE

14' 8" x 10' 10" (4.47m x 3.3m)

Double glazed window to front, doors to built in cupboards and further storage in eves.

BEDROOM TWO

14' 8" x 9' 11" (4.47m x 3.02m)

Double glazed window to front, doors to cupboards in eves.

BATHROOM

7' 3" x 6' 1" (2.21m x 1.85m)

Double glazed window to rear, panelled bath with shower attachment and taps over. Close coupled w/c, wash hand basin with taps over.

OUTSIDE

The front of the property is approached via a shingled drive providing ample off road parking and vehicular access to the double garage. Access to either side of the property to the rear garden.



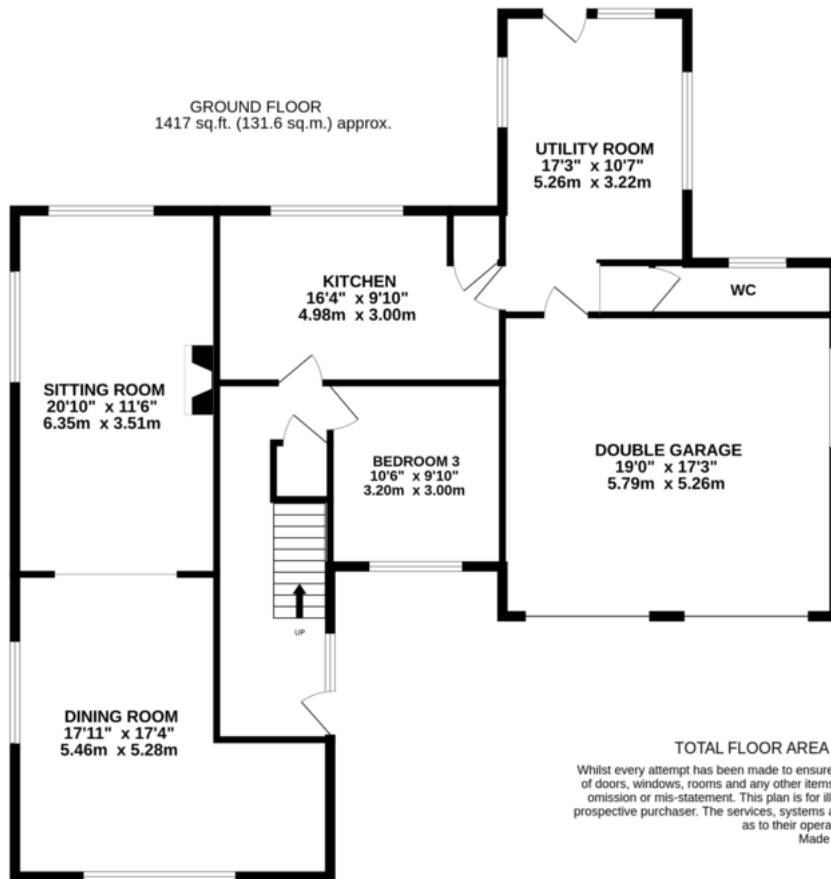
The rear garden commences with a paved patio area with the remainder laid to lawn with mature flower beds and hedge borders. There is a small orchard area to the rear of the garden.

GARAGE

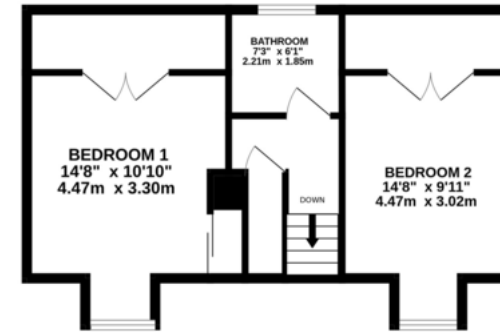
19' x 17' 3" (5.79m x 5.26m)

Up and over garage doors to front, window to side, power & lighting.

GROUND FLOOR
1417 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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