



20 DUNTON GROVE

Hadleigh | Suffolk



Chapman Sticks

20 DUNTON GROVE, HADLEIGH, SUFFOLK, IP7 5HD

A WELL-PRESENTED DETACHED HOME WITH PARKING AND PRIVATE GARDENS IN A PEACEFUL LOCATION NEAR THE HEART OF HADLEIGH

Colchester – 14 miles

Manningtree – 10 miles

Ipswich – 10 miles

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- Entrance hall • Sitting room • Dining room • WC • Open plan kitchen / living space •
 - Utility / Boot room • Storeroom • 4 bedrooms (one ensuite) •
 - Family bathroom • Garden • Parking •





The Property

20 Dunton Grove is an exceptionally well-presented property having been upgraded over recent years by the current owners. Built circa 1999, the property offers rooms of good proportion throughout providing a practical and pleasing layout.

A welcoming entrance hall leads to a generously sized sitting room with an attractive bay window to the front and glazed double doors into the dining room, all with solid oak flooring throughout. From the dining room there are double sliding doors which open onto a sun terrace/BBQ area to the rear of the house.

Also to the rear of the house lies a recently upgraded open plan kitchen/living space with underfloor heating. The kitchen provides a range of base units with granite worktops and integrated appliances such as Neff double oven with gas hob and a dishwasher. Beyond this, a utility room offering an additional sink and plumbing for a washing machine.

Part of what was the single garage has become part of the utility room creating extra storage space for boots and coats. This too benefits from underfloor heating.

The downstairs accommodation also includes a storeroom (2nd half of original garage), understairs storage, and a cloakroom with underfloor heating.

On the first floor, a landing space provides access to the partly boarded loft which houses the recently installed Valliant gas boiler. Further to this, an airing cupboard, four bedrooms and two bathrooms (one en-suite). Three of the bedrooms provide practical built-in wardrobes.

Outside, to the rear of the house lies an attractive and private garden with terrace and BBQ area for enjoying the warmer months, with well-stocked flower beds surrounding a central lawn area. To the front, a driveway offering ample off road parking with an attractive lawn and partly shingled area with mature tree. It is worth noting there are electric car charging points to the side of the garage.

Location

Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops, as well as both Junior and Senior schools.

Services

All mains services are connected.

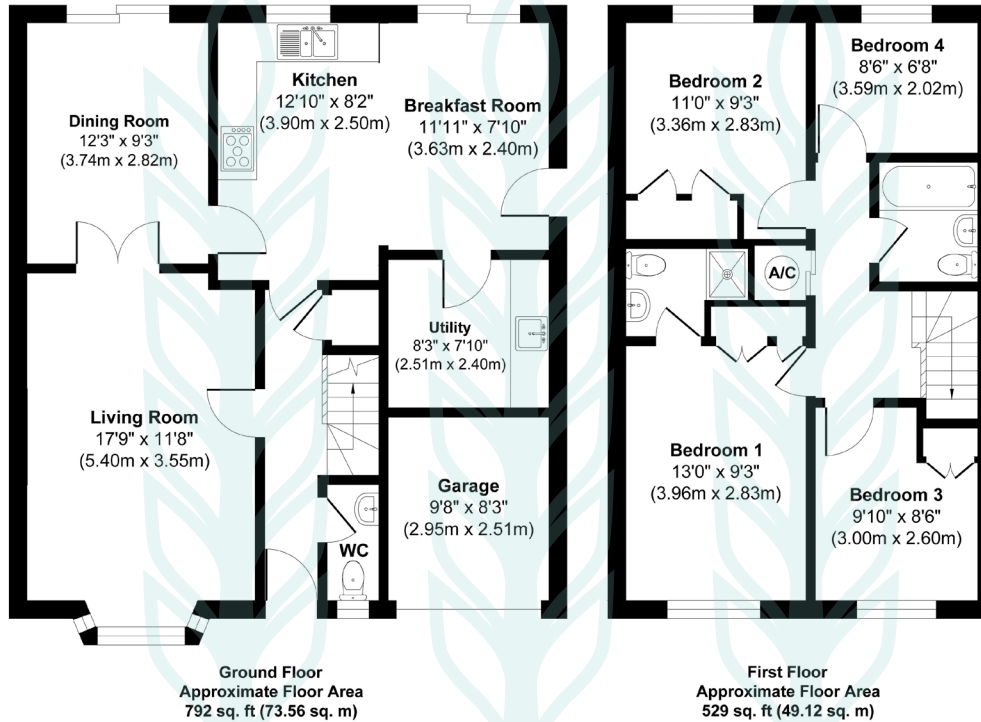
Local Authority and Council Tax

Babergh & Mid Suffolk District Council.
Band D

EPC Rating

Current C(69). Potential C(80).

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Approx. Gross Internal Floor Area 1321 sq. ft / 122.68 sq. m

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