



28 MARY CLARKE CLOSE

Hadleigh | Suffolk



Chapman Stickels

28 MARY CLARKE CLOSE, HADLEIGH, SUFFOLK, IP7 6FD

AN EXCEPTIONALLY WELL PRESENTED THREE STOREY SEMI-DETACHED
HOUSE WITH PARKING GARAGE AND PRIVATE GARDENS

Ipswich - 8 miles

Manningtree - 11 miles (London Liverpool Street from 59 minutes)

Colchester - 15 miles (London Liverpool Street from 45 minutes)

-
- Entrance hall • Kitchen • Cloakroom • Sitting / Dining room •
 - Three bedrooms (1 ensuite) • Family bathroom • Enclosed rear garden •
 - Garage • Off road parking •





The Property

28 Mary Clarke Close is a well-presented modern home, located conveniently within walking distance of the centre of Hadleigh on a peaceful no through road. Parts of the property have been recently upgraded creating a welcoming and stylish home. An entrance hall leads through to the upgraded kitchen, fully equipped with integrated electric oven and gas hob, fridge freezer and dishwasher, along with a range of contemporary handle less eye and base level units with wood effect surfaces. Adjacent to this, a convenient cloakroom. Towards the rear of the property lies the double length sitting/dining room with glazed doors allowing plenty of natural light which open out onto the attractive enclosed landscaped garden.



On the first floor, a generous landing leads to two bedrooms served by a fully tiled family bathroom, with a further staircase leading to the main bedroom suite offering ensuite shower and double built-in wardrobe. In addition to this, a cupboard in which the hot water tank is housed which is heated by solar panels.

Outside, the property offers a single garage and off road parking and a fully enclosed recently landscaped garden to the rear.

Location

Situated close to the centre of town, the popular historic market town of Hadleigh is situated about 10 miles from Ipswich, 9 miles from Manningtree and about 13 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

We understand all mains service are connected.

Local Authority and Council Tax Band

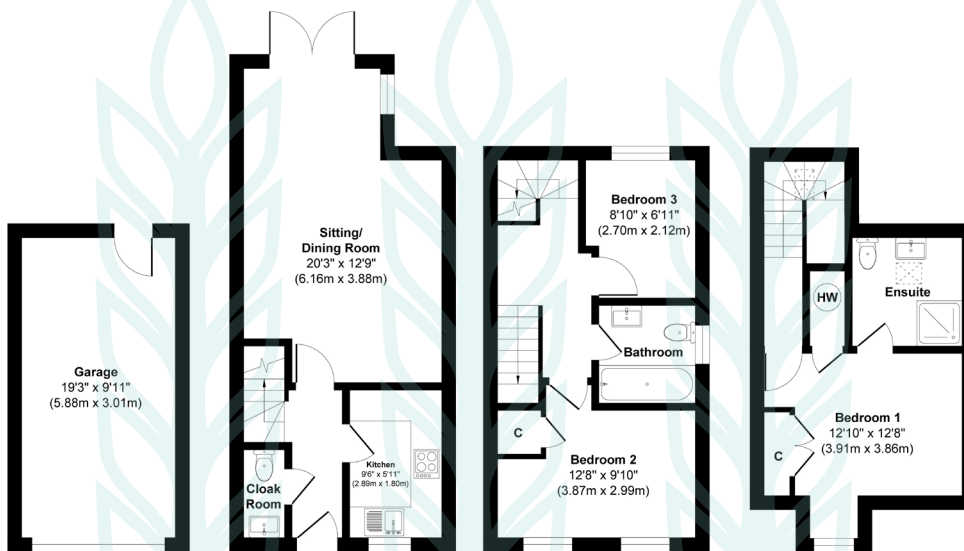
Babergh with Mid Suffolk District Council
Band C

EPC Rating

Current C(79). Potential B(89).



28 Mary Close, Hadleigh IP7 6FD



Garage
Approximate Area
190 sq. ft (17.69 sq. m)

Ground Floor
Approximate Floor Area
359 sq. ft (33.33 sq. m)

First Floor
Approximate Floor Area
305 sq. ft (28.32 sq. m)

Second Floor
Approximate Floor Area
260 sq. ft (24.15 sq. m)

Approx. Gross Internal Floor Area
Total 1114 sq. ft / 103.49 sq. m. (Includes Garage)
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