



31 GUTHRUM ROAD

Hadleigh | Suffolk



Chapman Stickels

31 GUTHRUM ROAD, HADLEIGH, SUFFOLK, IP7 5BQ

A STYLISH CONTEMPORARY SEMI-DETACHED HOME WITH
PARKING AND GARDENS IN THE HEART OF HADLEIGH

Colchester – 14 miles

Manningtree – 10 miles

Ipswich – 10 miles

-
- Porch • Entrance hall • Sitting room • Open plan kitchen / dining room •
 - Family bathroom • Three bedrooms • Parking • Garage • Garden •





The Property

Built circa 1950, 31 Guthrum Road is an exceptionally well presented three-bedroom semi-detached house offering modern day style with a pleasing layout having undergone full refurbishment in 2017.

An oak framed porch leads to the Hormann designed front door which opens into an entrance hall suitable for storing coats and shoes with door to the fully tiled family bathroom with heated towel rail, wash hand basin and vanity unit, WC, bath and shower. Beyond this, a large sitting room with a stylish electric fireplace and glazed doors leading to a sun terrace.

The impressive, open plan kitchen/dining room overlooking the rear landscaped garden is fitted with stylish modern, handleless base and eye level units and granite effect surfaces designed by Howdens, along with a large island unit providing a breakfast bar. The kitchen is fully fitted with integrated appliances such as double oven and microwave, induction hob, and fridge freezer. The attractive bi-fold doors open fully onto a paved sun terrace and landscaped garden.

On the first floor, a landing space with an airing cupboard housing the newly installed boiler and access to loft and three bedrooms. To the front of the property bedroom one offers far reaching views across the historic rooftops of Hadleigh, the church, and countryside beyond, and benefits from a built in wardrobe. Bedroom two offers a useful storage cupboard.

Outside to the front, a newly tarmacked drive provides off road parking for several vehicles and a single garage with electrically powered door and light connected. There is also an electric vehicle charging point available.

To the rear lies a fully enclosed landscaped garden offering a useful outbuilding/workshop, a paved sun terrace with part astro turf lawn, surrounded by attractive raised beds and gated rear pedestrian access to Hadleigh's country parkland.

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.

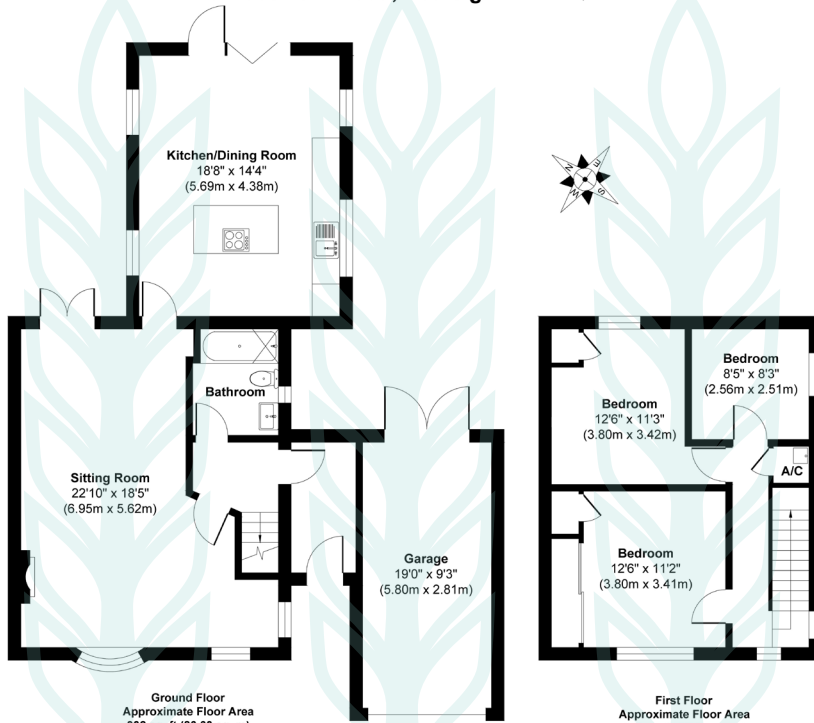
Local Authority and Council Tax

Babergh & Mid Suffolk District Council.
Band B

EPC Rating

Current D(62). Potential B(81).

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