



# 17 ANN BEAUMONT WAY

Hadleigh | Suffolk



Chapman Sticks

# 17 ANN BEAUMONT WAY, HADLEIGH, SUFFOLK, IP7 6SA

Colchester – 14 miles

Ipswich – 9 miles

Manningtree – 9 miles

- Entrance hall • Sitting / dining room • Conservatory •
- Kitchen / breakfast room • Utility • Wet room •
- Four double bedrooms (with one ensuite) •
- Family bathroom • Front and rear gardens •
- Off road parking •

## The Property

This exceptionally well-presented house is located on the edge of Ann Beaumont Way, a popular residential area conveniently located within walking distance of the centre of Hadleigh. Overlooking pretty meadows the house is discreetly located on a quiet no through road.

The property is approached via a garden path running through the middle of the lawned front garden. A spacious and welcoming entrance hall with Karndean flooring leads firstly to a modern, fully tiled wet room. Beyond lies a twin aspect sitting/dining room with conservatory overlooking the fully enclosed rear garden. A large window to the front provides beautiful views of the meadows beyond.

The kitchen / breakfast room and utility lie to the rear of the house, with a fully tiled natural stone floor. The kitchen is comprehensively fitted with new eye and base level units with Beech worktops and integrated appliances to include double oven with gas hob, and dishwasher. The utility room provides plumbing for a washing machine and space for a tumble dryer.

On the first floor a spacious landing provides access to four double bedrooms (one with ensuite bathroom), a family bathroom, and airing cupboard. The loft space above has potential for conversion (subject to the usual permissions) and houses the gas combi boiler.

Outside the property sits well back within its plot enjoying both front and rear gardens, with a rear gated access to the driveway with parking for two vehicles.

# AN IMMACULATELY PRESENTED LINK-DETACHED FAMILY HOUSE LOCATED ON THE EDGE OF A POPULAR RESIDENTIAL CLOSE WITH OFF ROAD



### Location

Conveniently located for all the town's amenities, 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.

### EPC Rating

Current C (71). Potential B (83).

### Services

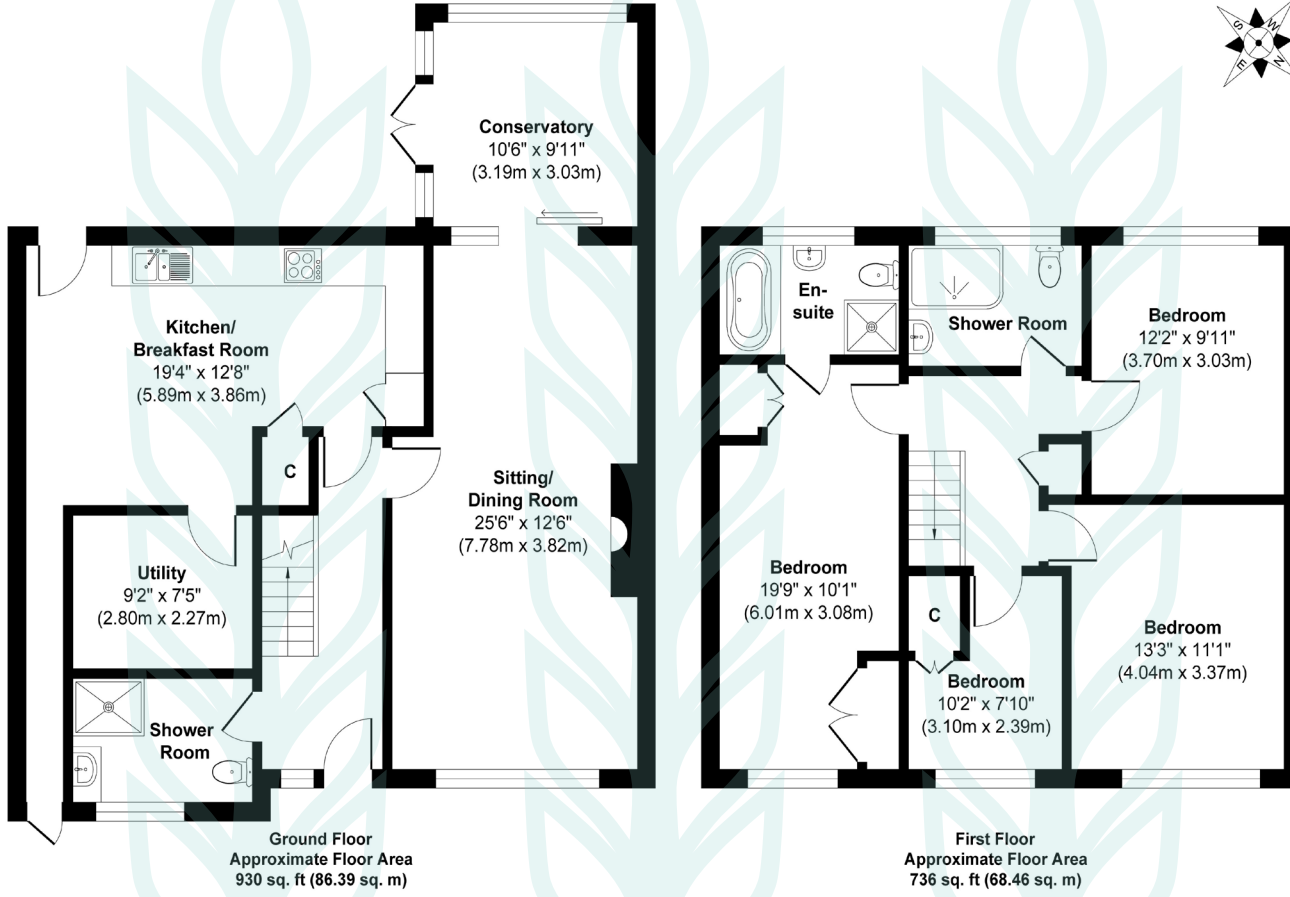
We understand all main services are connected.

### Local Authority and Council Tax

Babergh with Mid Suffolk District Council  
Band D (2024)

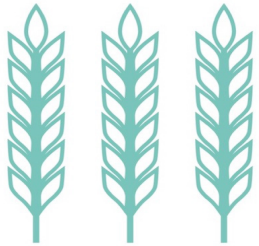


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Approx. Gross Internal Floor Area 1,666 sq. ft / 154.85 sq. m.

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**Chapman Stickels**

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Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

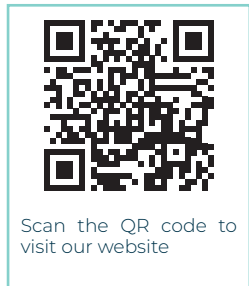
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