



9 GLANVILLE ROAD

Hadleigh | Suffolk



Chapman Sticks

9 GLANVILLE ROAD, HADLEIGH, SUFFOLK, IP7 5SG

Colchester – 14 miles

Ipswich – 9 miles

Manningtree – 9 miles

- Entrance hall • Sitting room • Dining room •
- Study / bedroom 4 • Kitchen / breakfast room •
- Cloakroom • 3 bedrooms • Family bathroom • Garage •
- Off road parking • Gardens •

The Property

Conveniently located within walking distance of the centre of Hadleigh, 9 Glanville Road forms part of a popular residential area on a quiet no-through road.

The property is accessed via a large entrance hall with a fully tiled floor, perfect for boot and coat storage and provides access to a single garage which is currently used partly as storage / part workshop, and is home to the gas boiler. An internal front door leads into a welcoming entrance hall from which the comfortable and practical ground floor accommodation can be accessed comprising a sitting room of generous proportion with an inset wood burner, dining room with large Velux window and double-glazed doors providing access to the rear garden, and adjacent to this lies study / bedroom 4. Further to this, a kitchen breakfast room with breakfast bar, utility area, and downstairs WC.

On the first floor, a landing space provides access to three double bedrooms, a family bathroom with separate bath and walk in shower, an airing cupboard, and access to the loft.

Outside, a gravel drive provides parking for several vehicles, with side access through to the fully enclosed landscaped garden.

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.

A WELL PRESENTED FAMILY HOME CLOSE TO THE HEART OF HADLEIGH WITH PARKING AND GARDEN



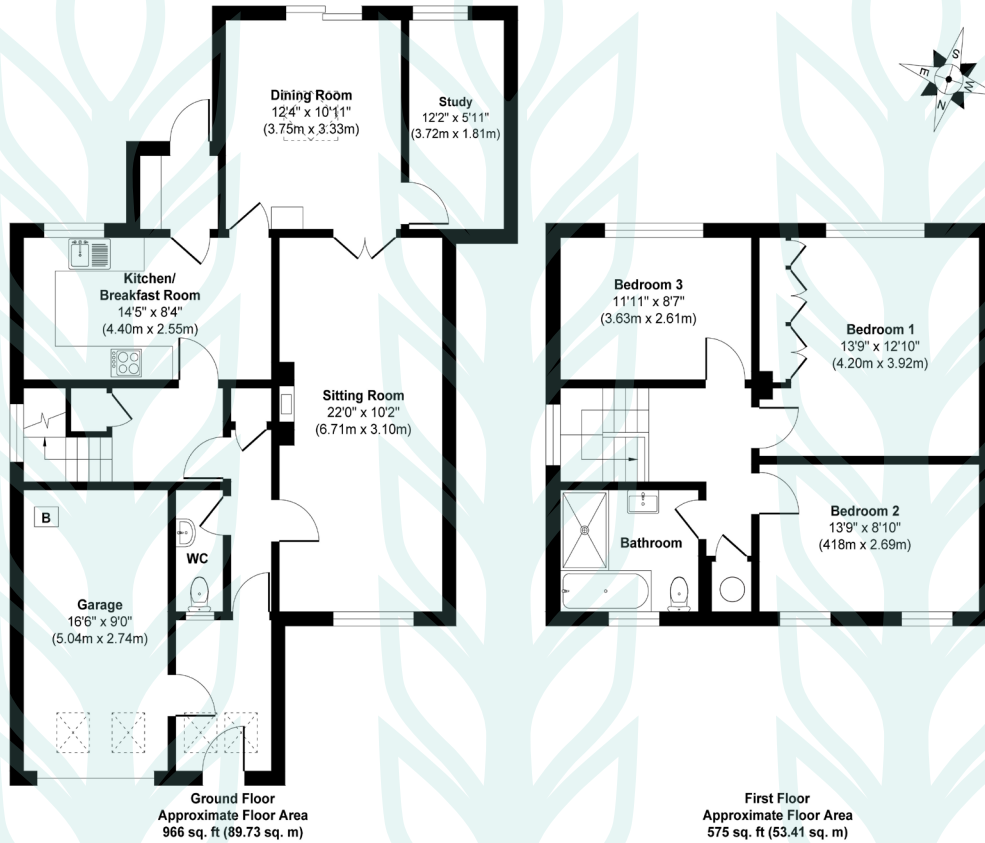
EPC Rating
Current D (68). Potential C (80).

Services
We understand all main services are connected.

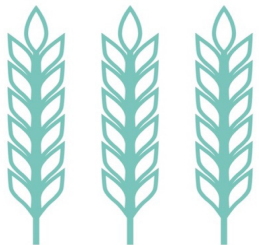
Local Authority and Council Tax
Babergh with Mid Suffolk District Council
Band D (2024)



9 Glanville Road, Hadleigh IP7 5SG



Approx. Gross Internal Floor Area 1541 sq. ft / 143.14 sq. m.
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Chapman Stickels

The Corn Exchange,
 Market Place,
 Hadleigh,
 Suffolk,
 IP7 5DN

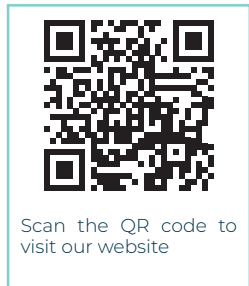
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