



Open House
FOR SALE
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41 COTTESFORD CLOSE

Hadleigh



Suffolk



Chapman Stickels

41 COTTESFORD CLOSE, HADLEIGH, SUFFOLK, IP7 5JA

CHAIN FREE - A DETACHED FAMILY HOME QUIETLY SITUATED ON A NO THROUGH ROAD WITHIN EASY REACH OF HADLEIGH'S AMENITIES, OFFERING OFF ROAD PARKING WITH GARAGE AND GARDENS

Ipswich – 9 miles

Colchester – 14 miles

Manningtree - 9 miles (London Liverpool Street from 59 minutes)

-
- Sitting room • Kitchen / dining room • 3 bedrooms • Family bathroom •
 - Front and rear gardens • Garage • Off road parking •





The Property

Located to the end of a small cul-de-sac, 41 Cottesford Close is a three-bedroom detached family house.

A light entrance leads into a kitchen / dining room which provides worksurfaces on three walls, numerous base and eye level units, built in electric oven and hob and plumbing for a washing machine. Glazed doors to the rear open onto a sun terrace. The adjacent sitting room has a large window allowing the room to fill with natural light and enjoys street views.

On the first floor a landing provides access to three bedrooms, two of which enjoy street views, whilst the third bedroom to the rear of the property enjoys far-reaching views of Hadleigh. There is also a family bathroom, airing cupboard and access to the loft.

Outside

To the front of the property is a drive offering ample off-road parking with access to an attached garage. To the rear is an enclosed split level garden with sun terrace.

Location

Located under 1 mile from the town centre, 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

Mains water, electricity and drainage are connected. Oil-fired heating.

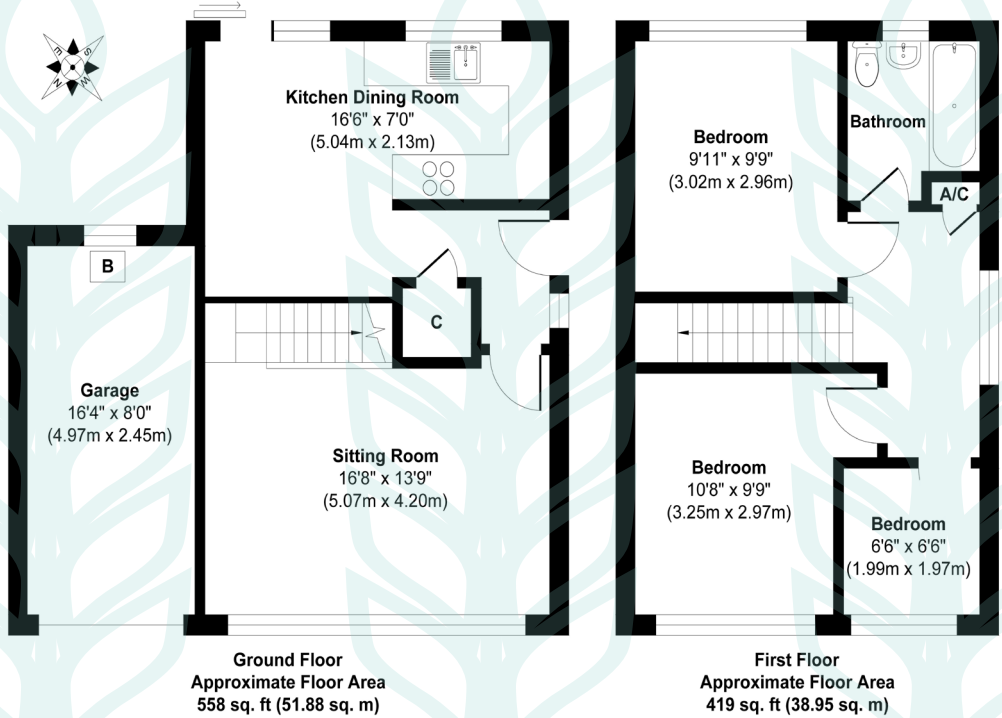
EPC Rating

Current E(49). Potential C(80).

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council.
Band C.



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Approx. Gross Internal Floor Area 977 sq. ft / 90.93 sq. m. (Including Garage)
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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