



# 123 CLOPTON GARDENS

Hadleigh

| Suffolk



Chapman Stickels

# 123 CLOPTON GARDENS, HADLEIGH, SUFFOLK, IP7 57Q

A THREE-BEDROOM DETACHED HOUSE OCCUPYING A GENEROUS  
CORNER PLOT PROVIDING SCOPE FOR SIGNIFICANT IMPROVEMENT

Manningtree – 9 miles (London Liverpool Street from 54 minutes)

Ipswich – 10 miles (London Liverpool Street from 58 minutes)

Colchester – 13 miles (London Liverpool Street from 48 minutes)

- Porch • Entrance hall • Kitchen • Sitting / dining room • Two double bedrooms •  
• Single bedroom • Shower room • Single garage • Detached studio •  
• Off-road parking • Gardens • In all, 0.14 acres •





### The Property

Providing a particularly generous corner plot on the edge of this established residential development, 123 Clopton Gardens was built in the early 1960's. The property occupies a secluded and elevated setting, where the entire western boundary is defined by a communal open space which fronts onto Station Road.

123 Clopton Gardens has been under the same ownership for some 50 years, and although well maintained over that time, the property does require cosmetic improvement. The house is positioned to the eastern side of its plot, which gives great scope for a two-storey addition to the opposite side and to the rear.

The accommodation provides a full-length, twin aspect double reception room which overlooks the front and side garden. The kitchen, which is fitted on three walls with corner larder, leads through to the rear conservatory which overlooks the main part of the garden, which is south-west facing.

The first floor provides two double bedrooms and a single bedroom, all of which are served by a recently refitted shower room.

Outside, the house is set well back in its plot forming the front driveway which is defined by established plant and shrub borders. The gardens, which chiefly comprise areas of tiered shingle areas, offer a good deal of privacy. Outbuildings include a substantial detached studio which has power and a single garage with rear privy.

### Location

The property is located some 0.2 miles south of the town centre, and 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

We understand all mains services are connected.

### EPC Rating

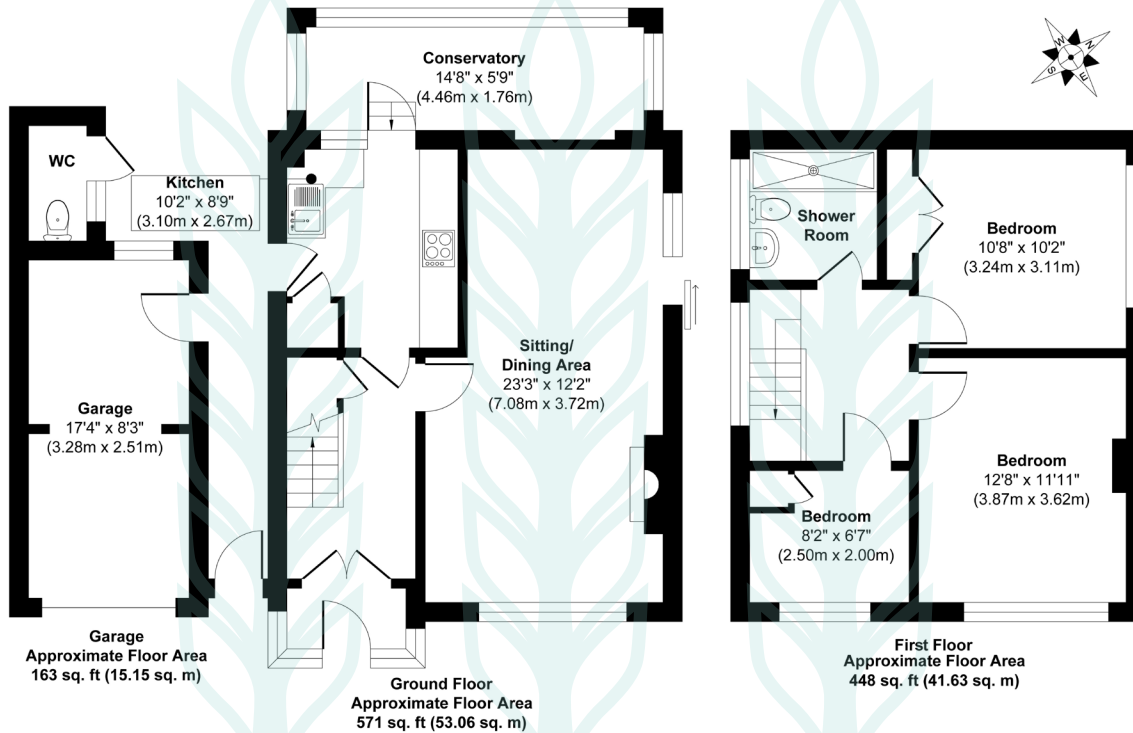
Current D (56). Potential B (86).

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.  
Band C (2024)



# 123 Clopton Gardens, Hadleigh, IP7 5JQ



## Chapman Stickels

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