



20 TANNER WALK

Hadleigh | Suffolk



Chapman Stickels

20 TANNER WALK, HADLEIGH, SUFFOLK, IP7 6FT

A VERY WELL-PRESENTED DETACHED HOUSE WITH PARKING,
GARAGE AND PRIVATE GARDEN.

Ipswich - 8 miles

Manningtree - 11 miles (London Liverpool Street from 59 minutes)

Colchester - 15 miles (London Liverpool Street from 45 minutes)

- Entrance hall • Sitting room • Cloakroom • Kitchen / dining room • Utility room •
- 3 bedrooms (one ensuite) • Family bathroom • Enclosed rear garden •
- Garage • Off road parking •





The Property

20 Tanner Walk is a very well-presented modern home, located conveniently within walking distance to the centre of Hadleigh.

A welcoming entrance hall leads through to a modern kitchen / dining room, fully equipped with integrated electric oven and gas hob, fridge freezer and dishwasher, along with various eye and base level units with wood effect surfaces. Glazed doors which allow plenty of natural light, open out onto a tranquil enclosed garden. The kitchen leads into the utility room which houses the boiler and also an integrated washing machine. Adjacent is the sitting room which benefits from built in storage and enjoys peaceful views overlooking a large pond.



On the first floor, a generous landing leads to three bedrooms, bedroom 1 enjoys views to the front of the property, and benefits from an ensuite. Bedrooms 2 and 3 are to the rear of the property overlooking the rear garden and are served by a family bathroom.

Outside, the fully enclosed rear garden is mainly laid to lawn with shrubs and wildflowers, and a raised sun terrace. The property also offers a single garage and off road parking for 2 vehicles. The property also benefits from PV solar panels.

Location

Situated close to the centre of town, the popular historic market town of Hadleigh is situated about 10 miles from Ipswich, 9 miles from Manningtree and about 13 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

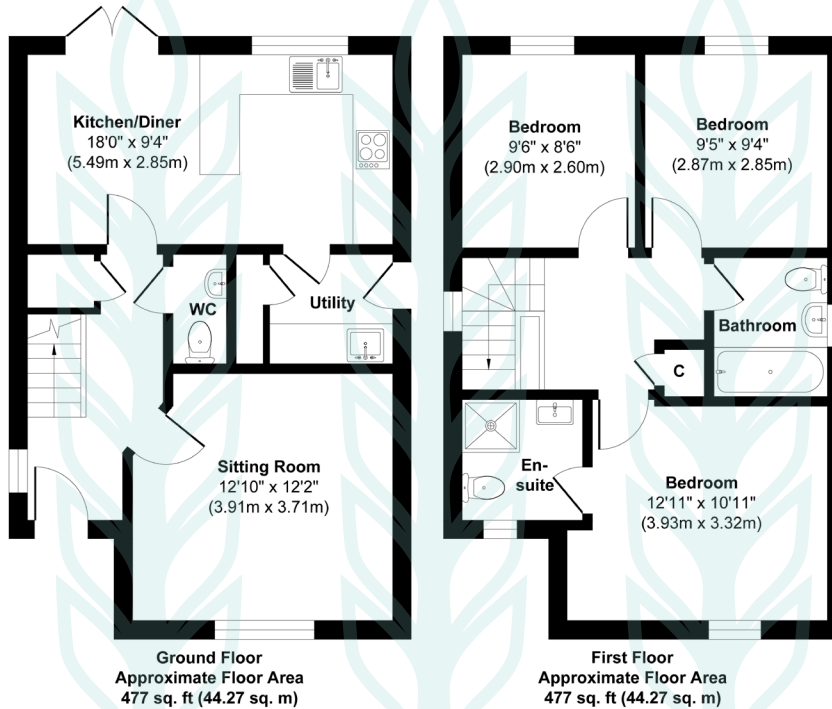
We understand all mains service are connected. PV solar panels.

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

EPC Rating
Current B(84). Potential A(95).



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