



52 YEOMAN WAY

Hadleigh



Suffolk



Chapman Stickels

52 YEOMAN WAY HADLEIGH, SUFFOLK IP7 5HW

AN EXCEPTIONALLY WELL-PRESENTED 4 BEDROOMED
FAMILY HOME WITHIN WALKING DISTANCE OF HADLEIGH
TOWN CENTRE

Ipswich – 9 miles

Colchester – 14 miles

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



- Reception hall
- Sitting room
- Study
- Open plan kitchen / living / dining space
- Utility room
- Cloakroom
- Four double bedrooms (with one ensuite shower room)
- Family bathroom
- Garden
- Off road parking





The Property

Located at the end of a no-through road in a popular residential area, close to the centre of Hadleigh, 52 Yeoman Way is an immaculately presented 4 bedroom detached house built circa 1990's.

A welcoming reception hall leads to the versatile ground floor accommodation with a light and airy sitting room benefitting from a large bay window with a pleasing outlook across an open green space, and a recently installed log burner. Further accommodation provides a study/gym, cloakroom, utility, and an impressive kitchen/dining/living space fully fitted with modern base and eye level units with wood effect worktops, integrated dishwasher and a 5 ring gas hob and electric oven by Rangemaster, attractive Karndeian flooring throughout, and French doors leading to the rear garden.



On the first floor, a spacious landing provides access to the airing cupboard and loft above, four double bedrooms, and two bathrooms (1 en-suite to Bedroom one). Bedrooms one, two, and three all include built in wardrobes.

Outside, a driveway offers ample off-road parking, with side access to the fully enclosed rear garden. The rear garden is stylishly designed to enjoy Al-fresco dining throughout the warmer months offering a combination of sun terraces and lawn, with a bar with electricity connected.

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

We understand all mains services are connected.

EPC Rating
(TBC)

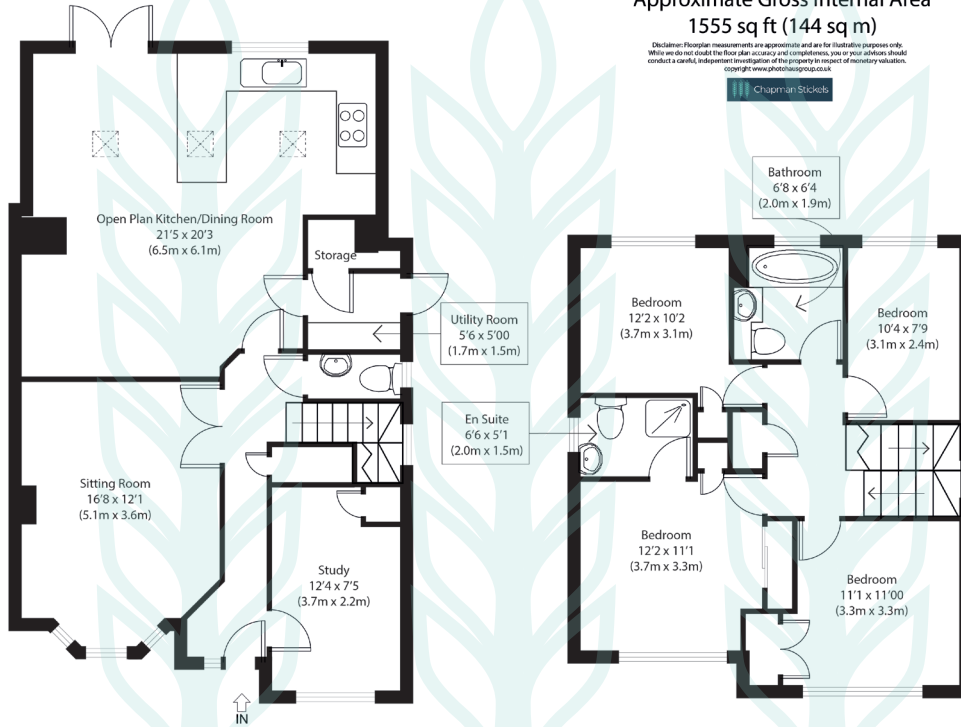
Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council.
Band D.



Approximate Gross Internal Area 1555 sq ft (144 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Where possible, we advise that the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of metrology valuation. ©Chapman Stickleys

Chapman Stickleys



Ground Floor

First Floor



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