



8 MANOR GARDENS

Hadleigh | Suffolk



Chapman Stickels

8 MANOR GARDENS, HADLEIGH, SUFFOLK, IP7 5FG

Ipswich – 9 miles
Manningtree – 10 miles
Colchester – 15 miles

- Kitchen / breakfast room • Sitting room •
- Utility / cloakroom • Two Double bedrooms •
- One ensuite shower room • Off road parking •
- Rear garden •

The Property

Located some 300 yards from the centre of Hadleigh, 8 Manor Gardens forms part of a bespoke residential development built by McCarthy & Stone which is aimed at people aged over 55. Completed in 2020, the development is a mix of 29 bungalows and houses which are arranged over a wide area, giving a good sense of space throughout the site. Completed to a high standard, all the properties benefit from the remainder of a 10-year NHBC warranty.

This well-presented, detached bungalow provides pleasing and practical accommodation with a stylish modern kitchen, fully fitted with base and eye level units with worktops to include integral appliances such as an electric oven, four ring hob, and fridge freezer. The sitting room is twin aspect and provides double doors onto a welcoming sun terrace to the rear.

Bedroom 1 benefits from a spacious en-suite shower room and fitted wardrobes, and bedroom 2 (which is currently being used as a dining room) is served by the adjacent utility / cloakroom, which is fitted with further worksurfaces, cupboards, and plumbing for a washing machine and dryer.

The property offers a pleasant and private rear garden which extends on two sides and is enclosed by an attractive curved brick wall, and to the front lies a block paved driveway providing parking for up to 2 vehicles.

A MODERN TWO-BEDROOM DETACHED BUNGALOW DISCREETLY POSITIONED WITHIN THIS WELL-REGARDED DEVELOPMENT TOGETHER WITH OFF-ROAD PARKING AND GARDEN



Agents Note

1. There is an occupancy age restriction of 55 years plus.
2. A six-monthly management charge is in place to maintain and upkeep the communal areas. Further details upon request.

Location

Conveniently located for all the town's amenities, Hadleigh is a 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.

Local Authority and Council Tax Band

Babergh District Council

Tax Band D

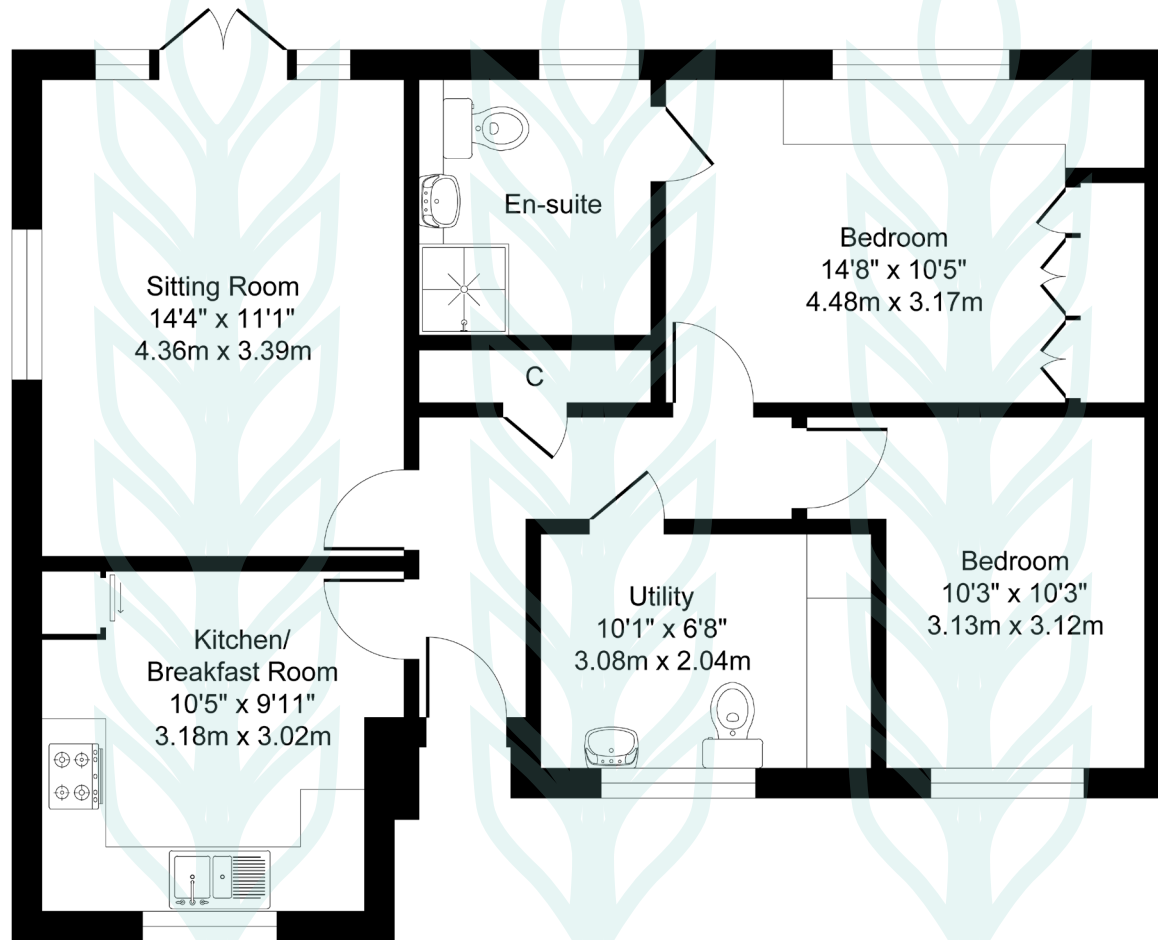
EPC Rating

Current B (82). Potential A (96).



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Approximate Floor Area
Main House - 750 sq. ft / 69.72 sq. m



Floor Plan

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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