



**17 Ann Beaumont Way,  
Hadleigh, Suffolk**

**DAVID  
BURR**





# 17 Ann Beaumont Way, Hadleigh, Ipswich, Suffolk, IP7 6SA

Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a secondary school, public houses, restaurants, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A four-bedroom (one en-suite) detached property enjoying an attractive position adjacent to meadowland located on a small, well-planned development a short distance to the centre of the highly regarded, Suffolk market town of Hadleigh. Offering an accommodation schedule of approximately 1,650 sq ft arranged via three ground floor reception rooms the property offers well-presented accommodation throughout, ideally suited as a family home providing convenient access to both primary and secondary schooling within the town, Hadleigh leisure centre and a number of popular pubs, restaurants, cafes and a thriving independent High Street. Further benefits to the property include private parking with space for two vehicles, gardens to front and rear and gated access to the parking area.

**A four bedroom (one en-suite) detached property enjoying an attractive position arranged via three reception rooms and offering an accommodation schedule of approximately 1,650 sq ft arranged over two floors. Further benefits to the property include a private off street parking area for two vehicles, gardens to front and rear and an attractive aspect across adjacent meadowland.**

Panel-glazed UPVC clad security door opening to:

**ENTRANCE HALL:** (4.91m x 1.87m) With stripped wood effect LVT flooring throughout, staircase rising to first floor and panel glazed door to:

**SITTING ROOM:** (4.90m x 3.82m) With UPVC framed casement window range to front with views across the front gardens and meadowland beyond. The focal point of the room is a central gas fireplace with opening to:

**DINING ROOM:** (3.18m x 2.65m) Enjoying a direct link to the sitting room and afforded a dual aspect with natural light from both the front elevation and sliding panel glazed door to the:

**GARDEN ROOM:** (3.37m x 3.24m) Set beneath a pitched roof line on a brick base with UPVC framed windows and glass panelled screens with panel glazed double doors opening to the rear terrace and gardens.

**KITCHEN/BREAKFAST ROOM:** (5.88m x 3.85m) A generously proportioned kitchen/breakfast room complete with an extensive range of gloss fronted base and wall units with preparation surfaces over and tiling above. Stainless-steel single sink unit with vegetable drainer to side, mixer tap above and range of fitted appliances including a Neff oven with grill, four-ring gas hob with Neff extraction hood above. Integrated appliances include a dishwasher with the kitchen units comprising of a range of soft close cutlery drawers, base level shelving units and a full height store. Tiled flooring throughout, casement window range to rear affording aspect across the gardens. Half height panel glazed door to outside and further door to a useful under stair storage recess.

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**UTILITY ROOM:** (2.37m x 2.25m) Fitted with a range of preparation surfaces with space and plumbing for a washing machine and tumble dryer. Space for a fridge/freezer with tiled flooring throughout.

**SHOWER ROOM:** (2.07m x 1.81m) Principally tiled and fitted with a ceramic W.C. pedestal wash hand basin and shower. UPVC framed panel glazed window to front.

## First floor

**LANDING:** With hatch to loft and door to linen store with useful fitted shelving.

**BEDROOM 1:** (3.72m x 3.42m) With UPVC framed casement window range to front, double doors to fitted wardrobe with attached hanging rail and useful fitted shelving. Further double width fitted wardrobe with attached hanging rail and door to:

**EN-SUITE ROOM:** (2.99m x 1.66m) Partly tiled and fitted with ceramic WC, pedestal wash handbasin, bath with tiling above and fully tiled separately screened shower with shower attachment.

**BEDROOM 2:** (4.04m x 3.36m) With UPVC framed casement window range to front affording views across adjacent meadowland.

**BEDROOM 3:** (3.07m x 3.02m) With UPVC framed casement window range to rear affording aspect across the gardens.

**BEDROOM 4:** (3.11m x 2.39m) With UPVC framed casement window range to front affording views across adjacent meadowland and doors to fitted store room.

**FAMILY BATHROOM:** (2.71m x 1.70m) Fitted with ceramic WC, pedestal wash handbasin and bath with tiling above. Wall mounted heated towel radiator.

## Outside

The property further benefits from gardens to the front and rear with the rear gardens enjoying a fenced line border with timber framed external store, central expanse of lawn and both a seating area and walkway. Gated access to a private parking area with space for two vehicles.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas central heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** C. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** habit.testy.magnum

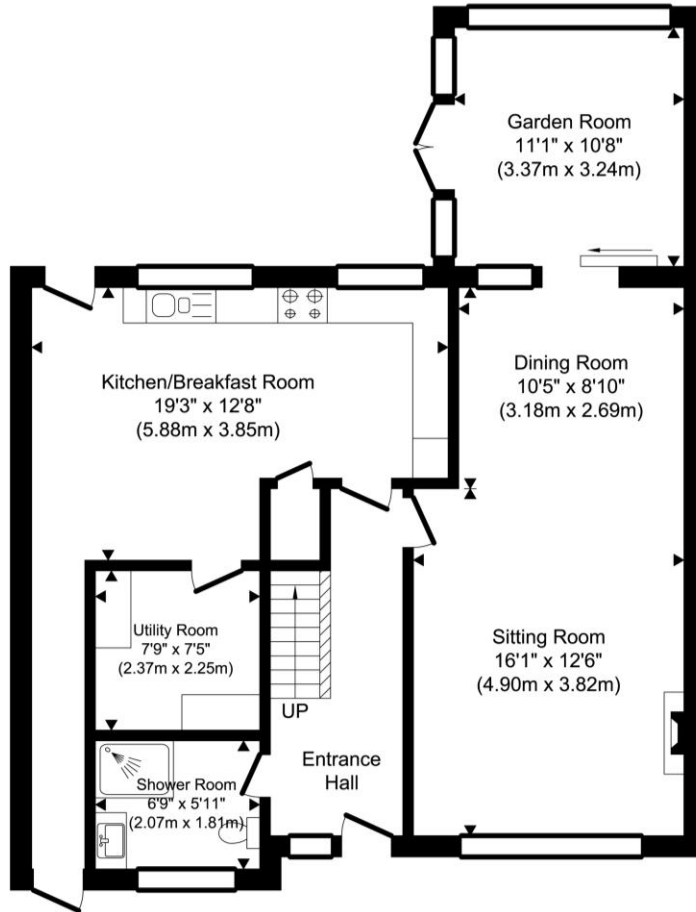
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

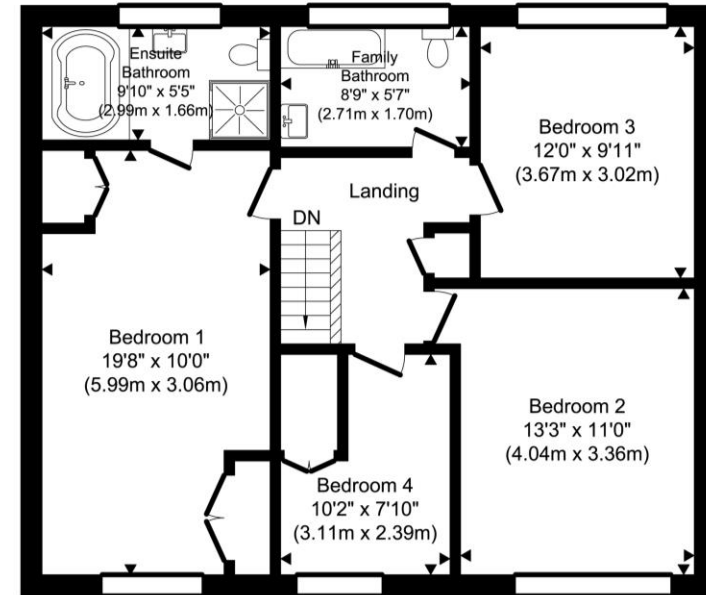
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Ground Floor  
Approximate Floor Area  
911.48 sq. ft.  
(84.68 sq. m)



First Floor  
Approximate Floor Area  
767.25 sq. ft.  
(71.28 sq. m)

TOTAL APPROX. FLOOR AREA 1678.73 SQ.FT. (155.96 SQ.M.)

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