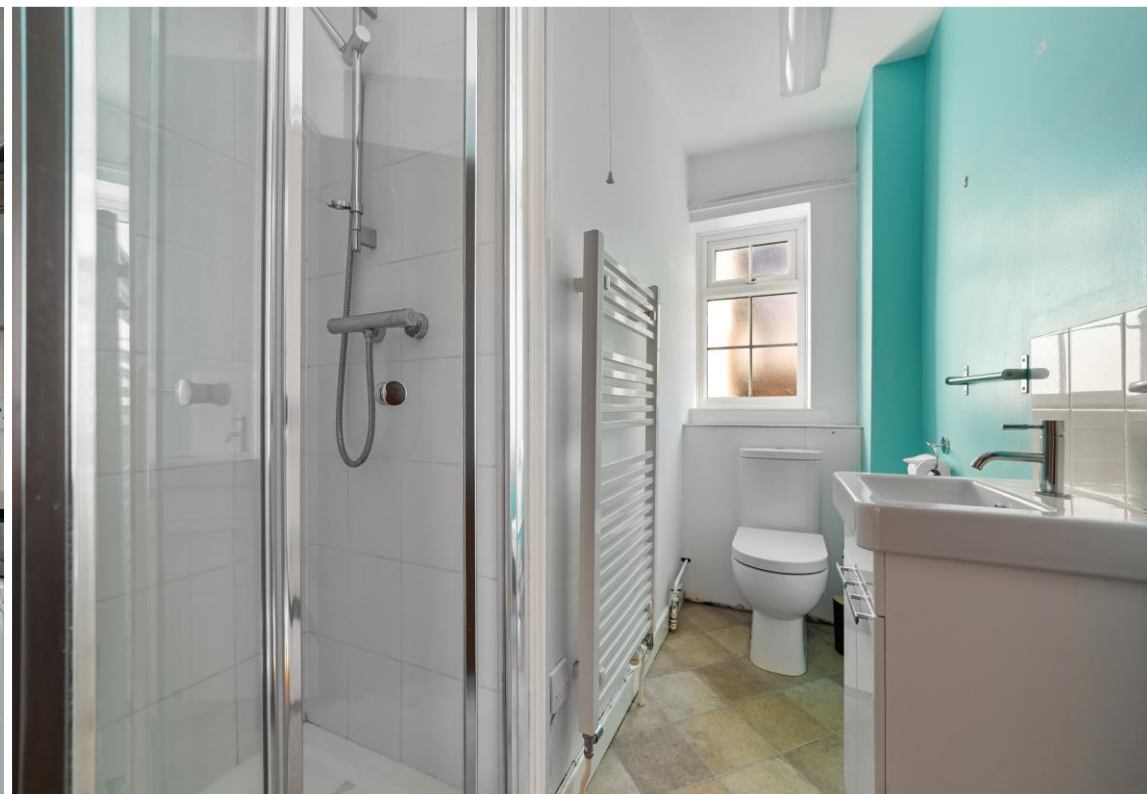




23 Ann Beaumont Way
Hadleigh, Suffolk

**DAVID
BURR**



23 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 detached five-bedroom family home situated on a popular residential development close to the town centre. The property is offered with no-onward chain and vacant possession. The accommodation comprises a large sitting room/dining room, kitchen, utility room, study/playroom, bathroom and shower room and enclosed rear garden. Further benefits to the property include a driveway and a garage.

Detached four-bedroom family home in a popular location on the outskirts of the market town of Hadleigh.

Double glazed front door with glazed panels leading to:

ENTRANCE HALL: Window to the front, radiators, solid wooden flooring, staircase rising to the first floor. Doors leading to:

SITTING/DINING ROOM: (7.7m x 3.8m) A large bright room with double glazed window to the front and double-glazed French doors leading to the garden, coving, radiators and solid wooden flooring.

STUDY/PLAYROOM: (4.5m x 2.7m) Ideal as a home working space or playroom. If necessary, can be utilised as a ground floor bedroom. Double glazed window to the front and radiators.

KITCHEN: (4.5m x 2.7m) Fitted with a range of gloss fronted wall mounted cupboards and matching base units and drawers with laminate work surface over and inset one and a half bowl stainless steel sink and drainer unit. Space and plumbing for dishwasher and space for additional appliances tiled splashback space for cooker overhead stainless-steel chimney hood double glazed window to the rear and double-glazed door to the side.

UTILITY ROOM: (2.5m x 1.6m) Wall mounted cupboards useful work surface and space and plumbing for washing machine and additional appliance.

SHOWER ROOM: (2.5m x 1.8m) Built-in shower cubicle with thermostatic mixer shower and extractor fan, close coupled WC, vanity unit with inset basin and mixer tap, close coupled WC, heated towel rail, double glazed window to the side.

First floor

LANDING: With hatch to loft with built-in loft ladder, airing cupboard with hot water cylinder tank and doors to:

BEDROOM 1: (4.0m x 3.9m) double glazed window to the front, built-in wardrobe, radiator.

BEDROOM 2: (3.6m x 3.0m) Double glazed window to the front, built-in wardrobe, radiator.

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BEDROOM 3: (3.7m x 2.9m) Double glazed window to the rear, radiator.

BEDROOM 4: (2.9m x 2.2m) Double glazed window to the rear, radiator.

BEDROOM 5: (2.7m x 2.2m) Double glazed window to the rear, radiator, TV point.

BATHROOM: (2.3m x 1.7m) Fitted with a panel bath with shower over, wash basin, and close coupled W/C, heated towel rail radiator, double glazed window to the side.

Outside

GARAGE: (4.9m x 2.5m) Up over door to the rear, power and light connected, fitted shelving, useful boarding allowing for additional storage, wall mounted fuse box.

The garden to the front is mainly laid to lawn with pathway leading to the front door. The garage is approached via a concrete driveway. The rest of the garden is mainly laid to lawn with a patio and enclosed by timber panel fencing.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired 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: ///clockwork.blazed.shiver

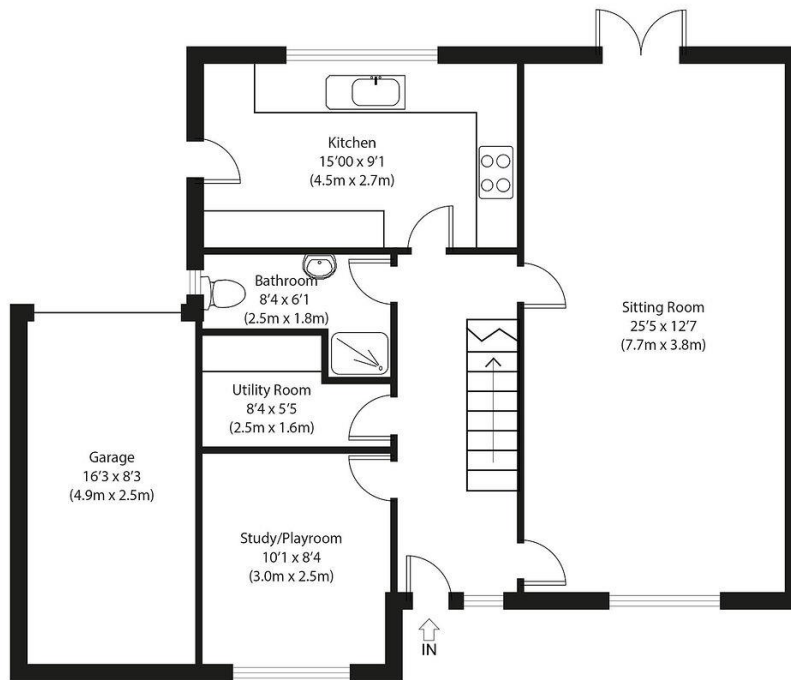
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

VIEWING: Strictly by prior appointment only through DAVID BURR.

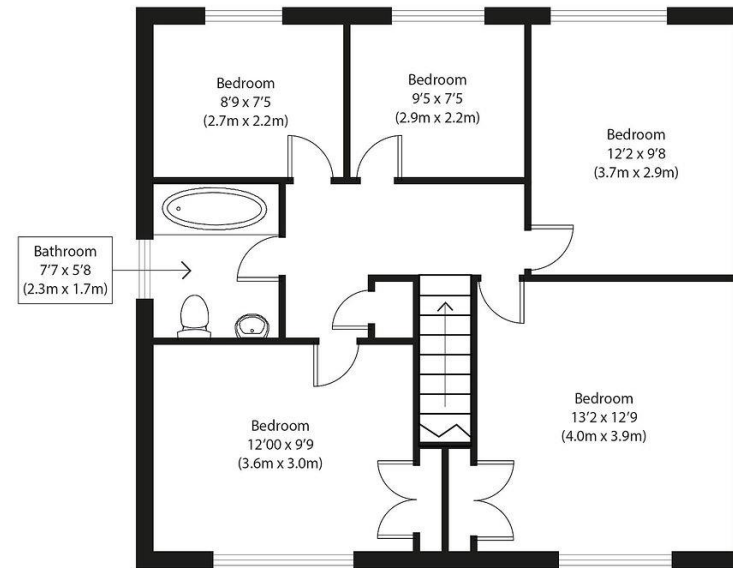
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Ground Floor



First Floor

Approximate Gross Internal Area
1590 sq ft (148 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



