



**2 Orson Walk  
Hadleigh, Suffolk**

**DAVID  
BURR**





# 2 Orson Walk, Hadleigh, Ipswich, Suffolk, IP7 6FQ

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 three-bedroom semi-detached house in a prime position overlooking a greensward. The property is presented in excellent order throughout and benefits from upgrades to the original build specifications

**Built in 2021 this three-bedroom semi-detached house is presented in excellent order and located on the outskirts of the market town of Hadleigh. Ideally situated facing a greensward and a popular family area.**

Composite entrance door leading to:

**ENTRANCE HALL:** Stairs rising to the first floor, radiator, LVT flooring. Doors leading to:

**SITTING ROOM:** (4.35m x 3.68m (narrowing to 2.42m)) A bright room with double glazed window to the front aspect with fitted blinds and views over the greensward to the front, radiator, built-in under stairs storage cupboard. Door to the:

**KITCHEN/DINING ROOM:** (4.68m x 2.70m) Upgraded from the original specification this fitted kitchen benefits from a range of wall mounted units with matching base cupboards and drawers with wood effect worksurface. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap and hose attachment. Integrated appliances include double electric oven and gas hob, extractor hood, fridge/freezer and dishwasher, wall mounted Ideal Logic combination boiler and double glazed window to the rear and double glazed french doors lead to the garden.

**CLOAKROOM:** (1.69m x 0.94m) Double glazed window to the front close coupled WC, corner pedestal wash basin, radiator and LVT flooring.

## First floor

**LANDING:** Access to loft hatch, built in storage cupboard and doors lead to:

**BEDROOM 1:** (3.64m x 2.90m) Double glazed window to the front with fitted blinds, double fitted wardrobe with mirrored sliding doors, built in over stairs storage cupboard, radiator and door to:

**EN-SUITE SHOWER ROOM:** (1.95m x 1.63m.) Fitted with close coupled WC pedestal wash basin with mixer tap, glass enclosure with Mira thermostatic mixer shower, radiator, shaver point, double glazed window to front and LVT flooring

**BEDROOM 2:** (2.31m x 2.80m) Double glazed window to rear with fitted blinds and a radiator.



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**BEDROOM 3:** (1.78m x 2.30m) Double glazed window to the rear with fitted blinds and a radiator.

**BATHROOM:** (1.81m x 1.85m) Fitted with a suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, close coupled WC, tiled splashbacks, LVT flooring, double glazed window to side.

## Outside

To the front the property is approached via pathway to the front door. There is a landscaped seating area enjoying the views over the greensward. The south facing garden to the rear is mainly laid to lawn with a paved patio, garden tap, and gate to the rear leading to the parking area.

There are two allocated parking spaces immediately to the rear of the garden and access to additional visitors parking spaces.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. There are four solar panels to the rear elevation. **NOTE:** None of these services have been tested by the agent.

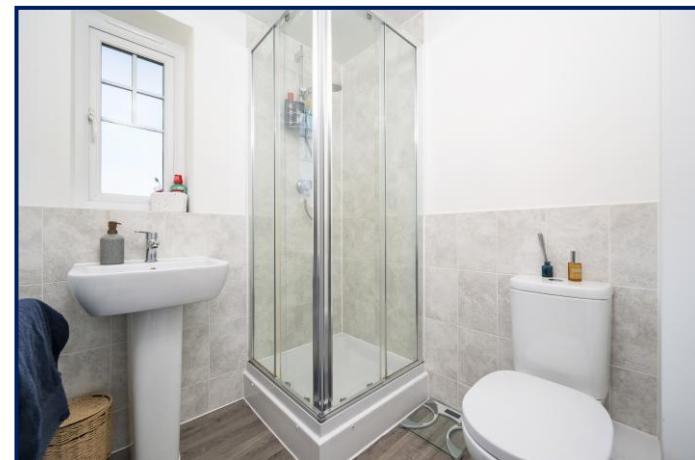
**EPC RATING:** B. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///unloaded.february.inquest

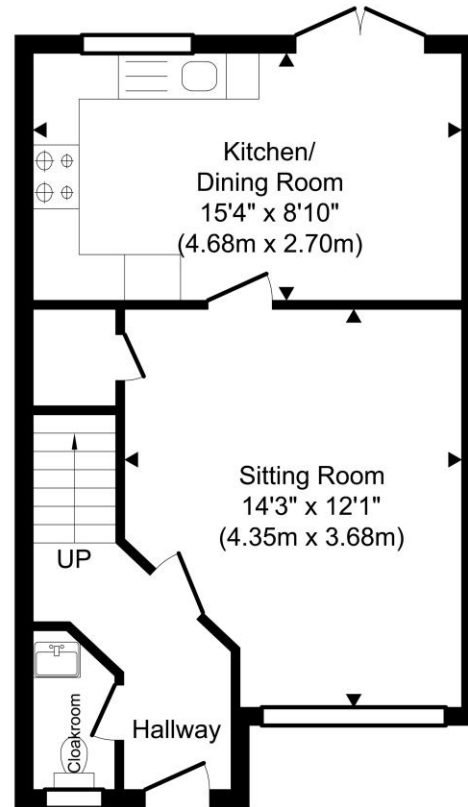
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C.

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

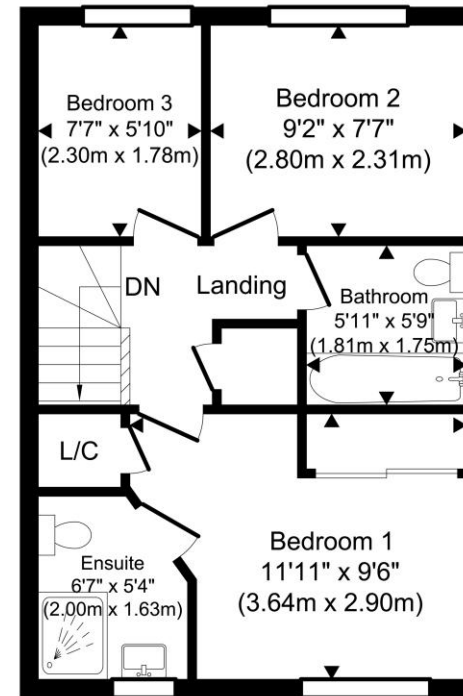
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Ground Floor  
Approximate Floor Area  
381.04 sq. ft.  
(35.40 sq. m)



First Floor  
Approximate Floor Area  
360.16 sq. ft.  
(33.46 sq. m)

TOTAL APPROX. FLOOR AREA 741.20 SQ.FT. (68.86 SQ.M.)

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