



**38 Wentworth Close  
Hadleigh, Suffolk**

**DAVID  
Burr**





# 38 Wentworth Close, Hadleigh, Ipswich, Suffolk, IP7 5SA

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 family residence situated on the outskirts of popular market town of Hadleigh with accommodation comprising of three double bedrooms, a large sitting and dining room, a kitchen breakfast room, spacious bathroom and integral garage. Offered with NO ONWARD CHAIN.**

UPVC door leading to:

**HALLWAY:** Understair storage area, radiator, stairs rising to first floor, doors to:

**SITTING ROOM:** (6.67m x 3.37m) A spacious room with large double-glazed window to the front, coving, two radiators and opening to:

**DINING ROOM:** (3.24m x 2.37m) An extension from the main house allowing for more reception space with a double-glazed window to the side, radiator, coving and french doors leading to the garden.

**KITCHEN/BREAKFAST ROOM:** (4.38m x 2.58m) Fitted with a range of wall units and matching base cupboards with work surface over and inset stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and dishwasher, space for oven, wall mounted gas fired boiler, tiled splashback. Coving, tiled flooring, radiator, double glazed window to the rear and double-glazed door leading to the garden.

**CLOAKROOM:** Fitted with a close coupled WC, wall mounted wash basin and double-glazed window to the front.

## First Floor

**LANDING:** Double glazed window to the side, large linen cupboard with fitted shelving and hot water cylinder tank. Hatch to loft.

**BEDROOM 1:** (4.23m x 3.90m) Double glazed window to the rear, radiator, coving and fitted wardrobes with sliding doors.

**BEDROOM 2:** (4.23m x 2.70m) Double glazed window to the front aspect with far reaching views across the town, radiator, coving.

**BEDROOM 3:** (3.60m x 2.63m) Double glaze window to the rear, radiator, coving.

**FAMILY BATHROOM:** (2.63m x 2.14m) Spacious room fitted with a suite comprising of a panelled bath with Bristan electric shower and glass screen, pedestal wash basin, close coupled WC and a double glazed window to the front.



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**INTEGRAL GARAGE:** (5.02m x 2.75m) Up and over door to the front, eaves storage, power and light connected.

## Outside

The front garden has been landscaped with block paved driveway leading up to the garage with slate chippings to side and an expansive lawn leaning up to the covered porch.

The garden to the rear has a paved patio and a variety of trees with the majority of the garden being laid to lawn and fenced to the sides.

**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:** D. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///sooner.pull.wobbles

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

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes, Superfast - **Speed:** Up to 62 mbps download, up to 18 mbps upload

**Phone signal:** Yes – **Provider:** Likely Outdoor, EE, Three, O2, Vodafone

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and

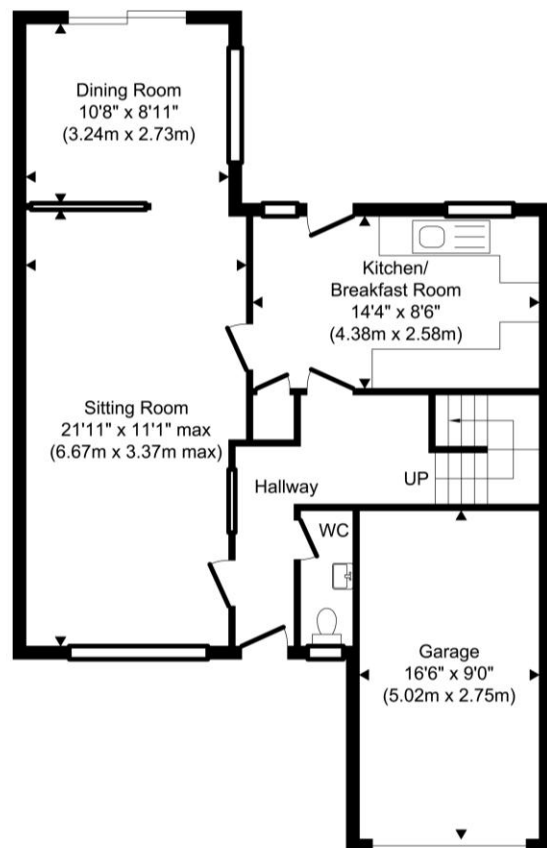
services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

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

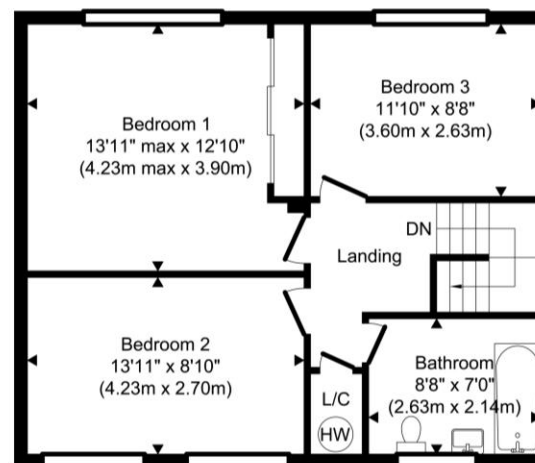
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Ground Floor  
Approximate Floor Area  
740.55 sq. ft.  
(68.80 sq. m)



First Floor  
Approximate Floor Area  
555.09 sq. ft.  
(51.57 sq. m)

TOTAL APPROX. FLOOR AREA 1295.65 SQ.FT. (120.37 SQ.M.)  
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