



DAVID
BURR

12 LAMBERT CLOSE
HADLEIGH, SUFFOLK

Ipswich Town Station 10 miles, train journey time to London Liverpool Street from 58 minutes. A12 6 miles, Sudbury town centre 11 miles. Stansted Airport just over an hour drive away.

- Ground floor maisonette offering easy single-level living
- Rare private rear garden, providing exceptional outdoor space
- Two well-proportioned bedrooms
- Bright and spacious living/dining room
- Modern, well-equipped kitchen
- Contemporary bathroom with neutral décor
- Allocated off-road parking
- Gas-fired central heating and double glazing throughout
- Short distance to Hadleigh High Street and local amenities
- Excellent transport links and commuter access
- Peaceful residential setting with nearby countryside walks
- Ideal for first-time buyers, downsizers, or investors

12 Lambert Close Hadleigh, Ipswich, Suffolk

12 Lambert Close is a well-presented ground floor maisonette benefitting from a private rear garden, a standout feature that sets it apart from similar properties. Ideally located close to Hadleigh High Street, it offers two bedrooms, spacious living accommodation, allocated parking, and excellent access to local amenities and transport links.



SITUATION

Perfectly positioned in a quiet residential close, this property enjoys easy access to the vibrant Hadleigh High Street. A variety of local shops, cafés, independent retailers, and essential services are just a short stroll away, making day-to-day living simple and convenient. Excellent public transport links and well-connected road networks provide straightforward access to surrounding towns and commuter routes.

Adding to its appeal is the property's balance of accessibility and natural surroundings. With scenic countryside walks and green open spaces nearby, residents can enjoy a peaceful setting without compromising on convenience. Properties offering private gardens of this size and quality in such a central location are rare, making 12 Lambert Close a particularly attractive opportunity for discerning buyers.

DESCRIPTION

12 Lambert Close is a beautifully presented ground floor maisonette that combines comfortable living with a highly sought-after feature — a generous private rear garden, rarely available with this style of property. This delightful outside space offers a peaceful retreat, ideal for relaxing, entertaining, or enjoying alfresco dining, and is sure to be a standout feature for buyers seeking both convenience and a touch of outdoor lifestyle.

The accommodation itself includes two well-proportioned bedrooms, a bright and welcoming living/dining room, a modern kitchen, and a stylish bathroom. The property also benefits from allocated parking, gas-fired central heating, and double glazing throughout, ensuring comfort and practicality in equal measure.

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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

POSTCODE: IP7 6GH

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.

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



