



Newhaven Way, Hadleigh, Ipswich, IP7 6AJ

welcome to

Newhaven Way, Hadleigh, Ipswich

****GUIDE PRICE £400,000-£425,000**** This attractive detached bungalow benefits from three double bedrooms, a large lounge, a modern fitted shower room, a conservatory to the rear, beautifully presented front and rear gardens, a garage with electric roller door and ample off street parking.



Entrance Hall

16' 9" x 6' 2" (5.11m x 1.88m)

Stunning entrance hall with carpet flooring, one radiator, double glazed window to the front, composite front door and three large storage cupboards.

Lounge

17' 4" x 12' 8" (5.28m x 3.86m)

Beautifully presented lounge with double glazed sliding doors leading to the conservatory, carpet flooring, one radiator, TV point and a bespoke electric fireplace with brick surround and wooden mantle.

Conservatory

11' 8" x 9' 6" (3.56m x 2.90m)

Double glazed windows to the side and rear, a glazed door leading to the garden, a pitched roof, carpet flooring, two radiators, TV point, power sockets and a sliding door leading to the lounge.

Kitchen

10' 5" x 9' 1" (3.17m x 2.77m)

Eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome taps, an integrated double oven with electric hob and extractor hood, space for a fridge/freezer, washing machine and tumble dryer, tiled splashback throughout, carpet flooring and double glazed window to the rear with fitted roller blind.

Second Hallway

Carpet flooring and doors leading to all rooms.

Master Bedroom

12' 5" x 11' 9" (3.78m x 3.58m)

Double glazed window to the front with fitted blind, carpet flooring, one radiator and a full wall of built in sliding wardrobes.

Bedroom Two

12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to the front with fitted blind, carpet flooring and one radiator.

Bedroom Three

10' x 9' 2" (3.05m x 2.79m)

Double glazed window to the side with fitted blind, carpet flooring and one radiator.

Shower Room

Stunning shower room which has been refurbished to a very high standard and boasts dual aspect double glazed windows overlooking the rear garden, stone effect flooring, an enclosed WC with matching vanity sink with chrome taps and quartz effect worktop, a shower with foldable glass enclosure, a white panelled splashback, chrome heated towel rail and fully tiled walls.

Outside:

Front Garden

Mature front garden with steps leading up to the front door, a block paved driveway, a shingle border, a retaining brick wall to the front with a raised lawned area, raised flower beds and hedging, two side pathways leading to the rear garden and an electric roller door to the garage.

Rear Garden

Perfect entertaining garden which is mature and well-established with a fully enclosed border, two side access points, an outside tap and light, a large patio seating area, a lawned area surrounding the property, a pathway, a brick shed housing the boiler, raised flower beds to the side and rear and a pergola with patio seating area.

Garage

17' 1" x 8' 2" (5.21m x 2.49m)

An electric roller door to the front, power, light, loft hatch, a double glazed window to the side and a fuse box.

Summer House

8' x 7' 9" (2.44m x 2.36m)

Brick Outhouse

5' 2" x 5' (1.57m x 1.52m)

Double glazed window to the side and a wall mounted gas fired boiler.



view this property online williamhbrown.co.uk/Property/IPS119103



welcome to

Newhaven Way, Hadleigh, Ipswich

- Three double bedrooms
- Elevated views across the Hadleigh skyline
- Beautifully presented front & rear gardens
- Garage with electric roller door & ample off street parking
- Conservatory to the rear

Tenure: Freehold EPC Rating: C

guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119103



Property Ref:
IPS119103 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk