



**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.



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## 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

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