



Grier & Partners
— LAND AND ESTATE AGENTS —

9 SARAH RAND ROAD, HADLEIGH,
IPSWICH, SUFFOLK, IP7 6FF
ASKING PRICE OF £310,000





INTRODUCTION:

This modern, well-presented three-bedroom property benefits from a spacious ground floor with three large bedrooms and an en-suite to the main bedroom. This semi-detached property also benefits from the quiet location within the Weavers Meadow development, located opposite a park and is within walking distance from Hadleigh town centre.



INFORMATION:

The property is built in 2014 of brick and block construction under a tiled roof, double-glazed windows and doors throughout the property. Heating is via a mains gas boiler to radiators throughout. 2 solar panels can be found on the south side of the roof which heats the water during the summer period.

SERVICES:

All mains services are connected to the property. Ultrafast broadband is available, good mobile phone coverage for most providers. Council tax band C. Energy Performance Certificate - C. Babergh district council contact - 0300 123 4000

HADLEIGH

Hadleigh is a particularly well regarded small local market town situated next to the River Brett with a lovely riverside walk. Wide range of facilities including good local shopping including a supermarket, public houses, restaurants, food shops such as Greggs, both junior and senior schools, public swimming pool and gym, doctor's surgery, parish church of St Mary's and other denominations. Hadleigh High Street is full of individual shops within a few minutes' walk, numerous voluntary organisations, clubs and associations.

DIRECTIONS:

From the town centre, turn onto Angel Street from the double roundabout and continue along Angel Street for approximately 1 mile. Then turn right into Matilda Groome Road, continue along and take the third right into Sarah Rand Road where the property can be found on the left-hand side with on-road parking available.

ACCOMMODATION:

Over two floors, on the first floor:

BEDROOM ONE:

12'03 x 9'11 window to the front, built-in wardrobes, radiator, door into the:

EN-SUITE:

3'11 x 9'00 window to the rear, WC, hand wash basin, shower cubicle, heated towel rail

BEDROOM TWO:

13'04 x 12'01 window to the front, built-in wardrobes, radiator, above stairs storage



BEDROOM THREE:

14'00 x 7'00 window to the rear, radiator, built-in wardrobes

BATHROOM:

6'11 x 5'06 window to the rear, WC, hand wash basin, bath with overhead shower, heated towel rail

LANDING:

Loft access, airing cupboard, radiator

ON THE GROUND FLOOR:

WC:

4'10 x 3'05 WC, hand wash basin, heated towel rail

LIVING/ DINING ROOM

27'01 x 13'04 (reducing to 10'03) taken in an L-shape, under-stairs storage, built-in storage box, radiators to two sides, window to the front, a great open-plan space, door into the:

KITCHEN

16'05 x 9'02 window to the front, glazed door into the garden, ample floor and wall-mounted storage, oven with gas hobs, breakfast bar with space for two chairs, large double-height cupboards, space for an American-style fridge-freezer, washing machine and dishwasher, inset stainless steel sink unit

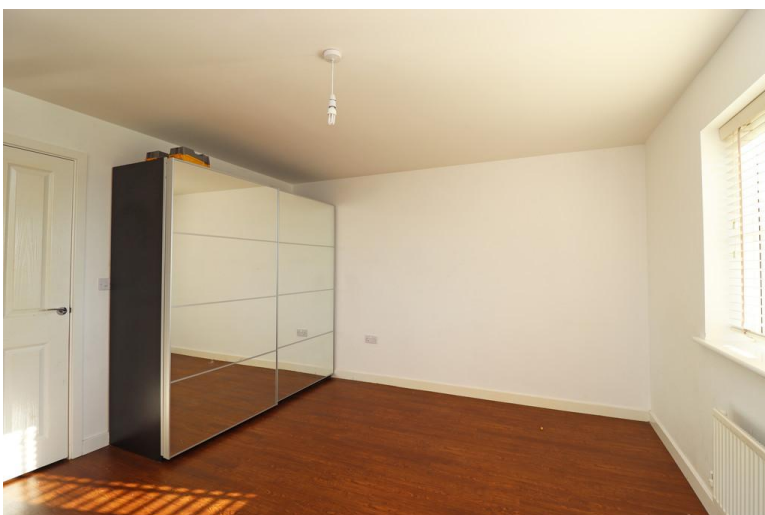
CONSERVATORY

7'10 x 3'05 a great addition creating more ground-floor space, double doors into the:

OUTSIDE

To the rear, side access to the right of the property, laid partially to lawn and part patio, path leading to the garden room with light and power, small lean-to on the side of the garden room created a covered seating area or covered storage.

To the front, a paved driveway leads to the front door with space for 1 car, and additional space can be found at the front of the drive, a large area of lawn can be found with a path to the right-hand side leaving to the side access, opposite the property a park can be found with a number of apparatus for kids to enjoy.

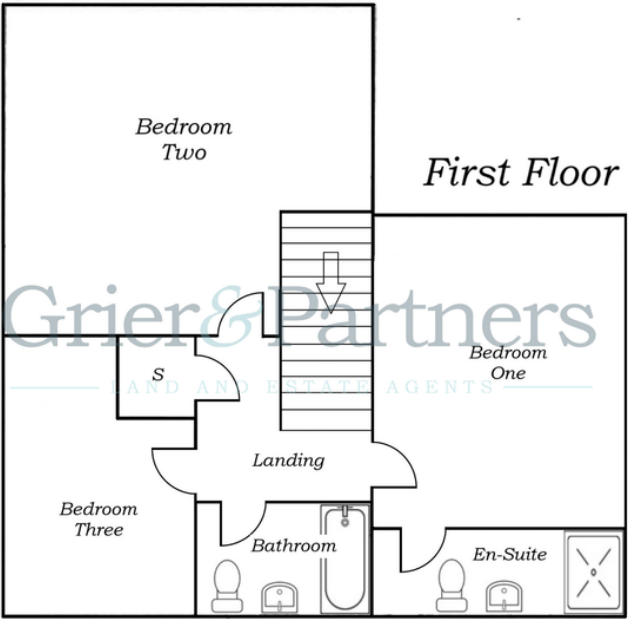




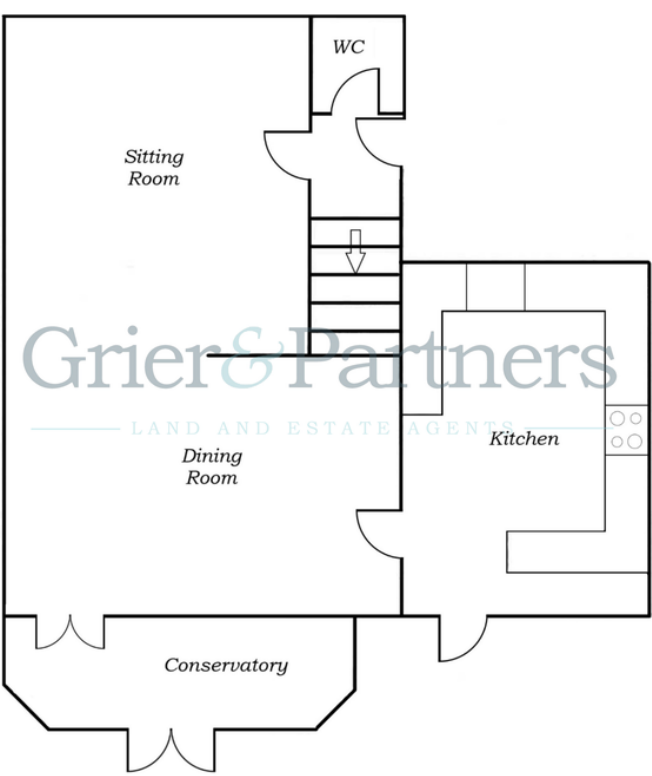
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Ground Floor



*Floorplan not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |