



Hadleigh Road,
Elmsett, IP7 6ND

£275,000 Freehold

MaxwellBrown

Independent Property Agents

An older style 3 bedroomed semi-detached house situated in the village of Elmsett only 3.5 miles from Hadleigh and 8 miles from the centre of Ipswich. The property offers spacious accommodation including hall, 2 reception rooms, kitchen, utility room, & cloakrooms to the ground floor with 3 good sized bedrooms and bathroom to first. Further benefits include gas fired central heating, double glazing. Outside there is a block paved driveway offering ample parking, and 95' landscaped rear garden.



Sealed unit double glazed door to:

Entrance hall:

With stairs to first floor landing, Engineered oak flooring, radiator and doors to:

Dining Room:

Sealed unit double glazed window to front, oak effect laminate flooring and radiator.

Lounge:

Sealed unit double glazed window to rear, stone open fireplace with coal effect gas fire and radiator. Television point. Door to:

Kitchen:

Fitted with a range of pine fronted units including Inset 1.5 bowl ceramic drainer sink unit with cupboards under, range of base and eye level units with drawers, cupboards and space under, Neff double oven and New World induction hob with extractor hood over, tiled splashbacks, ceramic flooring, radiator, sealed unit double glazed windows to side, under stair storage cupboard and part glazed door to:

Utility room:

Fitted with a range of matt grey units with space and plumbing for a washing machine under wood effect work tops. Eye level units, Valliant gas fired boiler supplying hot water and central heating, grey wood effect tiled floor, tiled splash backs, washbasin with drawers below . Sealed unit double glazed windows to side , part glazed door to rear garden and door to:

Cloakroom:

With a grey wood effect tiled floor, low flushing Wc, window to side

First floor Landing:

Sealed unit double glazed window to front and side.

Bedroom 1:

Sealed unit double glazed window to rear, radiator, fitted sliding door wardrobes and matching dressing table:

Bedroom 2 :

Alcove cupboard, sealed unit double glazed window to front and radiator.

Bedroom 3 :

Sealed unit double glazed windows to side, picture rails and radiator.

Bathroom:

Fully tiled and fitted with a white suite of low level WC, pedestal wash basin over vanity unit, panelled bath with mixer tap, thermostatic shower, curtain & rail, vinyl floor, heated towel rail and spot lights,. airing cupboard housing a lagged hot water cylinder fitted with an immersion heater. Sealed unit double glazed window to side:

Outside:

The front garden is enclosed by high hedging. Block paved driveway with parking for several cars. Lawned area, side access to the large well maintained rear garden approx. 34ft wide x 95' deep, enclosed by close boarded fencing, laid mainly to lawn with block paved patio area, flower borders, separate block paved corner gazebo seating area and timber shed.

Agents note:

We understand all mains services are connected to the property.

Council tax: Band 'B' payable to Mid Suffolk District Council.

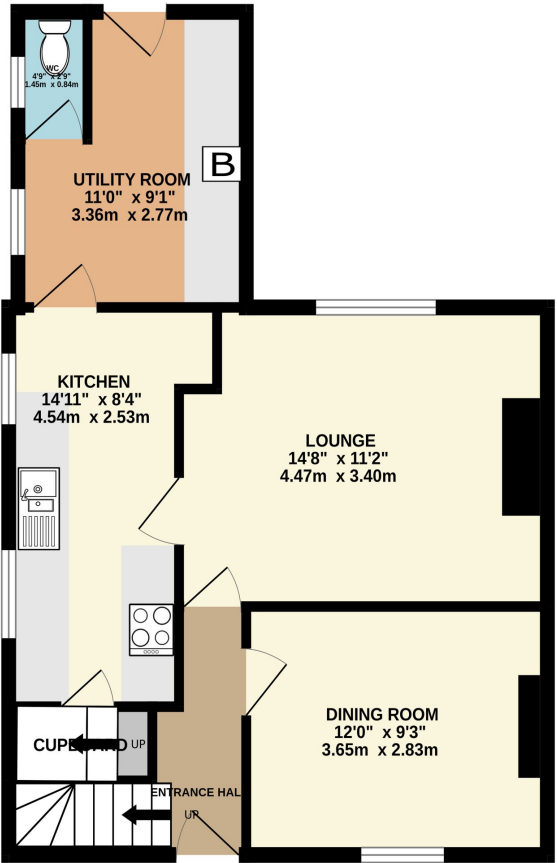
Broadband: maximum available download speeds

Standard	6 Mbps	0.7 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good

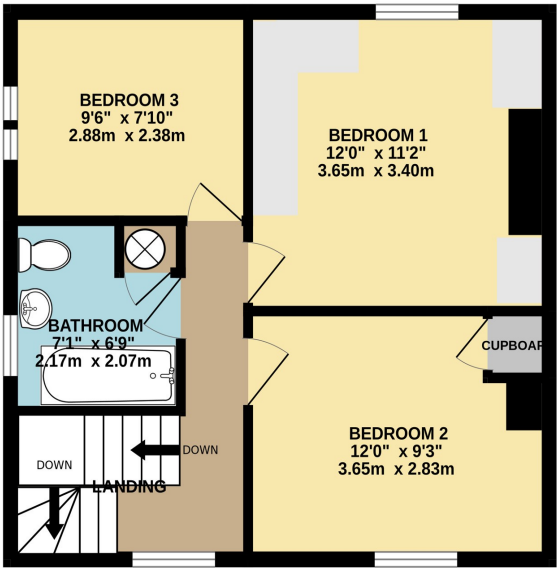
Networks in the area - Openreach
information source: ofcom.org.uk



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

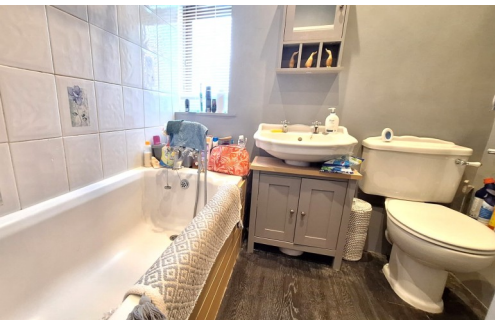


1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



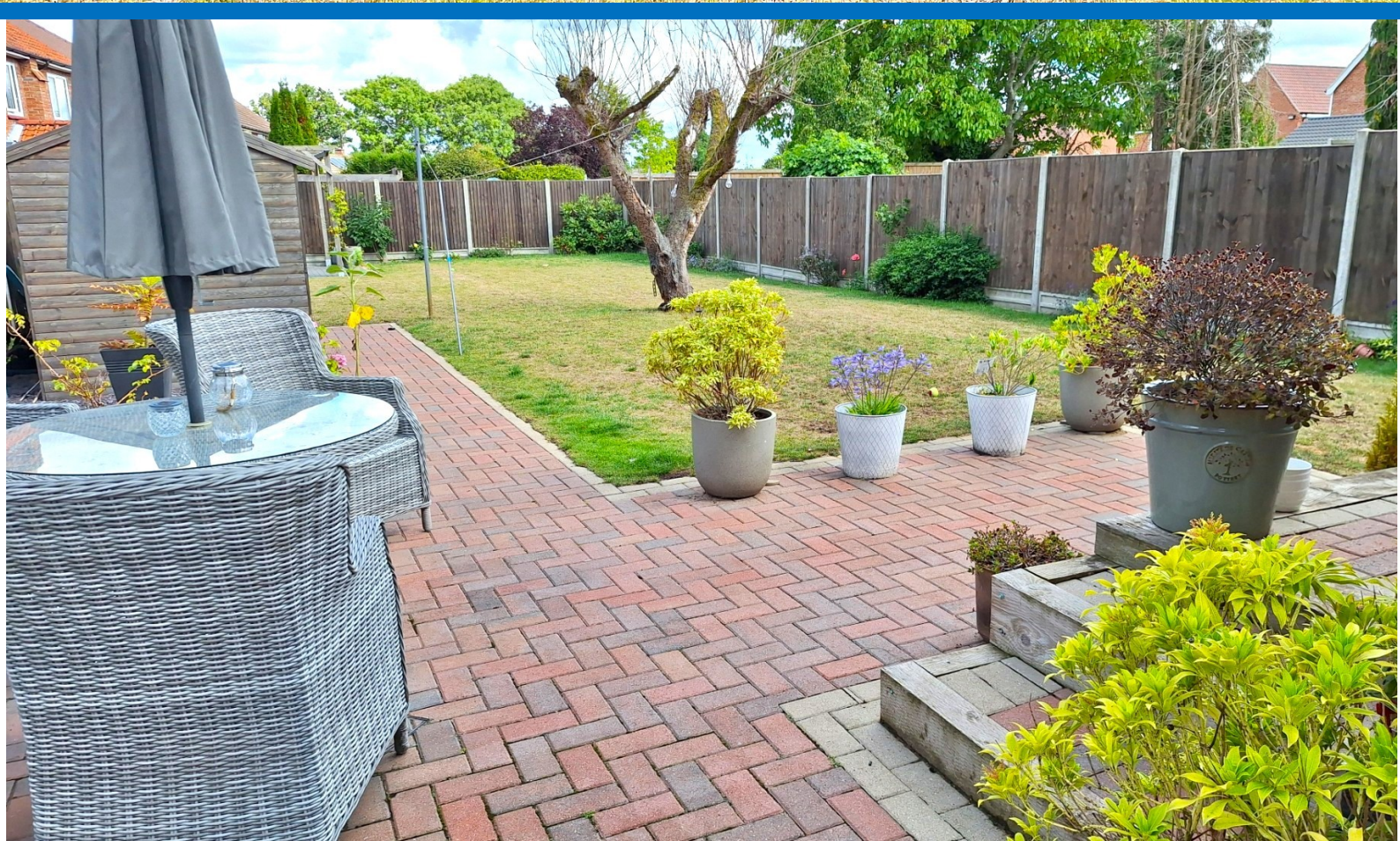
TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

