



37 COTTESFORD CLOSE

Hadleigh



Suffolk



Chapman Stickels

37 COTTESFORD CLOSE, HADLEIGH, SUFFOLK, IP7 5JA

CHAIN FREE - A DETACHED FAMILY HOME QUIETLY SITUATED ON A NO THROUGH ROAD WITHIN EASY REACH OF HADLEIGH'S AMENITIES, OFFERING OFF ROAD PARKING WITH GARAGE AND GARDENS

Ipswich – 9 miles

Colchester – 14 miles (London Liverpool Street from 48 minutes)

Manningtree – 9 miles (London Liverpool Street from 59 minutes)

-
- Sitting room • Kitchen / dining room • 3 bedrooms • Family bathroom •
 - Front and rear gardens • Garage • Off road parking •





The Property

Approached via a path leading to the main entrance, 37 Cottesford Close offers a kitchen/dining room with base level units and worktops, integrated Zanussi electric hob and oven and built-in storage. Glazed doors to the rear open on to a sun terrace. The adjacent sitting room provides a pleasing space with a large window running almost the full width of the house filling the room with natural light.

Upstairs a landing space provides access to the loft and the airing cupboard which houses the boiler, three bedrooms, and a modern fully tiled family bathroom. Outside to the rear, the fully enclosed garden is split level with a sun terrace and lawn area with off road parking and single garage to the front.

Location

Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops, as well as both Junior and Senior schools.

Services

We understand all mains services are connected.

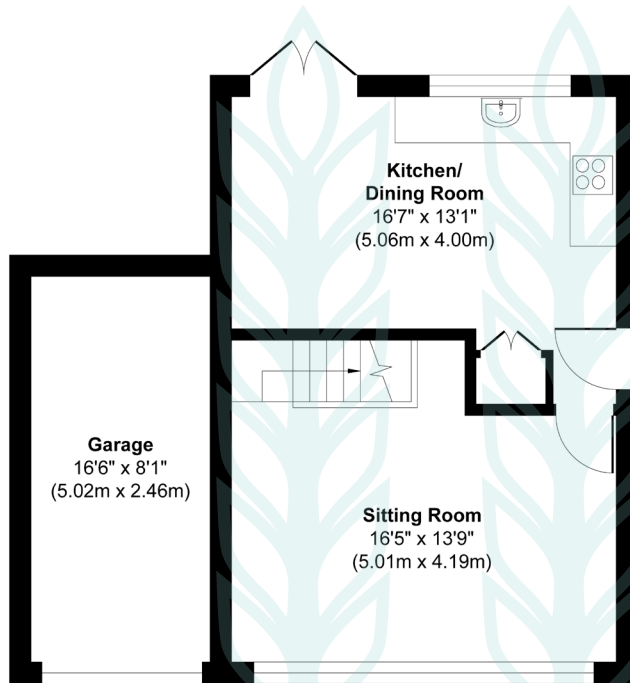
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council Band C

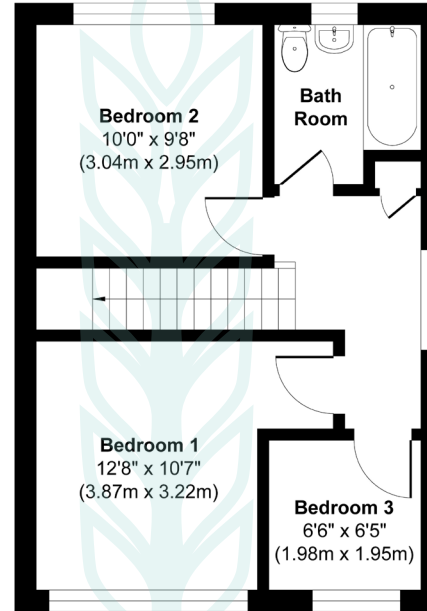
EPC Rating

Current C(70). Potential B(87).

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Ground Floor
Approximate Floor Area
538 sq. ft (49.97 sq. m)



First Floor
Approximate Floor Area
397 sq. ft (36.87 sq. m)

Approx. Gross Internal Floor Area 935 sq. ft / 86.84 sq. m.(Including Garage)

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