



FAIRWAYS

Hadleigh | Suffolk



Chapman Sticks

FAIRWAYS, FRIARS ROAD, HADLEIGH, SUFFOLK, IP7 6DF

Hadleigh Town Centre – 0.5 miles

Manningtree Station – 10 miles (London Liverpool Street in 50 mins)

Ipswich – 10 miles

- Entrance hall and inner hall • Dining room • Sitting room •
- Garden room / conservatory • Kitchen • Utility room •
- Two double bedrooms • A single bedroom • Bathroom • Shower room •
- Off-road parking • Detached double garage • Gardens • In all, 0.24 acres •

The Property

Fairways arguably occupies one of the most pleasingly discreet residential locations in Hadleigh. Set well back from Friars Road, the core property is positioned to the end of a 45m private driveway, where the bungalow itself is concealed from view.

The bungalow was built to an individual design and specification in the late 1990's, and provides about 1,600sq.ft of accommodation. A front entrance hall leads into a welcoming dining area, which provides much natural light by a part glazed roof directly above, with a window range and glazed double doors on an enclosed patio. The dining area leads through to the main reception room which is particularly spacious, with a gas fireplace and further windows and glazed external doors. Two internal doors lead into the uPVC garden room / conservatory, which gives panoramic views over the western part of the garden.

Opposite the dining area is the kitchen, which is fitted on four walls with worksurfaces, numerous units, and integral appliances including dishwasher and Neff oven and induction hob. Further worksurfaces and storage facilities are fitted to the end utility room, which also houses a gas boiler.

Via a further hallway (with additional external access), the main two double bedrooms are essentially self-contained to one end, and both are served by a bathroom and a separate shower room opposite. The remaining accommodation is a single bedroom which is accessed via the inner hall.

Outside, the parking area is to the end of the private shingle driveway, which gives access to a detached double garage with twin 'up and over' doors. The private gardens surround the bungalow on all sides, although the main part is to the front and enjoys a south-facing aspect.

The gardens comprise areas of lawn which are interspersed with established shrub borders and trees, with a sheltered patio accessed via the dining and sitting room. Set on hardstanding to the northern boundary is an open-ended timber store and an adjacent storage shed.

A DISCREETLY LOCATED BUNGALOW OCCUPYING SOME 0.24 ACRES TOGETHER WITH PRIVATE GARDENS, OFF ROAD PARKING AND A DETACHED DOUBLE GARAGE



Location

Directly overlooking the cricket ground and cemetery, Friars Road is located about 0.4 miles north of the town centre. Hadleigh is a very popular historic market town. The town offers an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops and both junior and upper schools. The town offers excellent commuter links, with the A12 located under 5 miles away. Ipswich Station is within 10 miles, and Manningtree Station within 9 miles.

Services

We understand all mains services are connected.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band E (2026)

EPC Rating

Current D (61). Potential C (80)



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Approximate Floor Area
Main House - 1610 sq. ft / 149.62 sq. m
Garage - 331 sq. ft / 30.80 sq. m

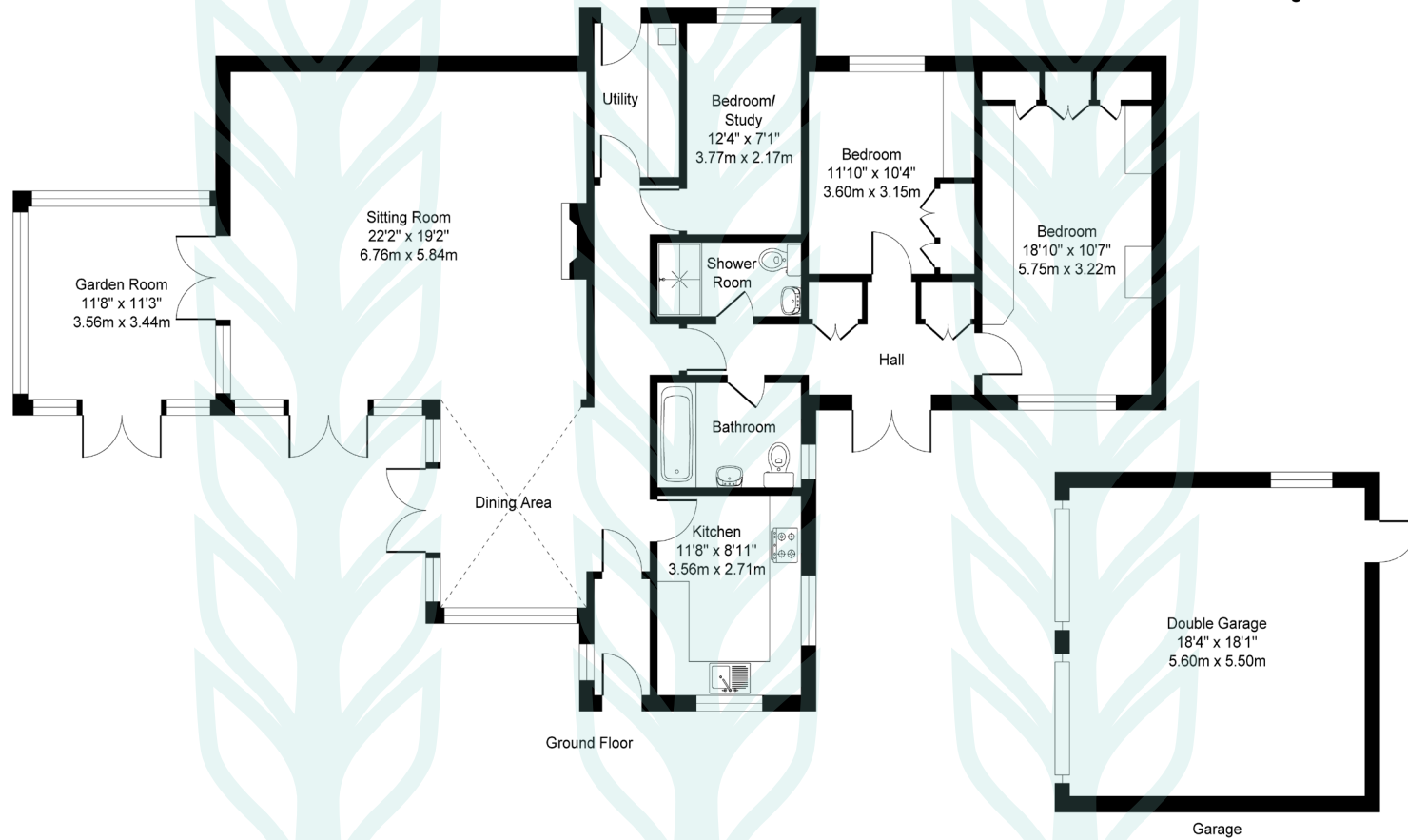


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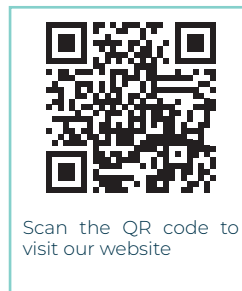
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