



Ann Beaumont Way, Hadleigh, Ipswich, IP7 6SB

welcome to

Ann Beaumont Way, Hadleigh, Ipswich

This impressive, link detached home is situated in a quiet location and benefits from a loft conversion, creating two bedrooms, five further 1st floor bedrooms, a kitchen/diner, a study, ground floor shower room, a 1st floor bathroom, a 2nd floor cloakroom and a garage.

Entrance Porch

Tiled effect flooring and double glazed window to the front.

Entrance Hall

Herringbone wood effect flooring, two radiators, an understairs storage space and a door to the garage.

Ground Floor Shower Room

Double glazed window to the side, heated towel rail, tiled effect flooring, tiled walls, low level WC, wash hand basin and a shower with glass enclosure.

Study

Carpet flooring, one radiator and double glazed window to the front.

Lounge

Herringbone wood effect flooring, double glazed window to the front and TV point.

Dining Room

Tiled effect flooring, an alcove, one radiator, a door to the kitchen and French doors to the garden.

Kitchen

Double glazed window to the rear, tiled effect flooring, eye and base level units in white with granite effect worktop surfaces, an integrated washing machine, dishwasher, microwave and fridge, space for an oven, a one and a half bowl sink plus drainer and chrome mixer tap, a fitted extractor hood and a door to the dining room.

First Floor Landing

Carpet flooring, a storage cupboard and access to the loft conversion.

Master Bedroom

Carpet flooring, one radiator and double glazed window to the front.

Bedroom Two

Carpet flooring, one radiator, a wash hand basin and double glazed window to the rear.

Bedroom Three

Carpet flooring, one radiator and double glazed window to the front.

Bedroom Four

Carpet flooring, one radiator and double glazed window to the rear.

Bedroom Five

Carpet flooring, one radiator and double glazed window to the rear.

Bathroom

Tiled effect flooring, double glazed window to the side, one radiator, heated towel rail, part tiled walls, low level WC, wash hand basin with chrome mixer tap, a P bath with chrome mixer tap and two shower attachments.

Loft Conversion:

Bedroom Six

Carpet flooring, one radiator and a Velux window to the front.

Bedroom Seven

Carpet flooring, one radiator, a Velux window to the front and a further double glazed window to the side.

Jack & Jill Cloakroom

Wood effect flooring, single glazed Velux windows to the front, low level WC and wash hand basin.

Outside:

Front Garden

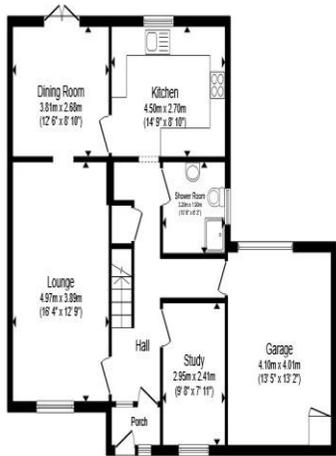
A pathway to the front door with a bush archway, a grassed area and flower beds.

Rear Garden

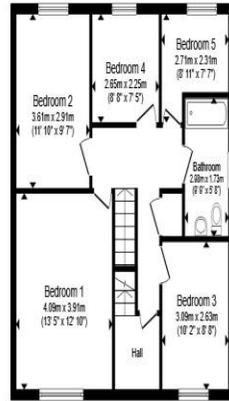
Double gates to the rear, fully enclosed border, a pathway to the garage, a grassed area, shrubs, a wooden pergola and a tree.

Garage

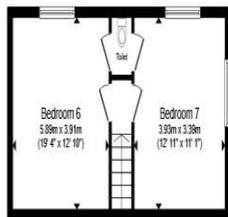
With power, a boiler, a fuse box, a door to the rear and an up and over door to the front.



Ground Floor



First Floor



Second Floor

Total floor area 185.0 m² (1,991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Ann Beaumont Way,
Hadleigh, Ipswich

- No onward chain
- Seven bedrooms
- Loft conversion creating 2 bedrooms
- Ground floor shower room, 1st floor bathroom & 2nd floor cloakroom
- Seperate study

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£475,000 - £500,000



view this property online williamhbrown.co.uk/Property/IPS121146



Property Ref:
IPS121146 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk