



DAVID
BURR

1 CARDMAN DRIVE
HADLEIGH, SUFFOLK

Manningtree Station 10 miles, train journey time to London Liverpool Street from 56 minutes. A12 7 miles, Ipswich town centre 9 miles. Stansted Airport approximately a one-hour drive.

- Semi-detached house enjoying an elevated position with attractive open aspect
- Three well-proportioned bedrooms, including en-suite to principal bedroom
- Flexible third bedroom, ideal as a study, nursery, or guest room
- Spacious sitting room with full-height storage
- Stylish Shaker-style fitted kitchen/dining room with integrated appliances
- Direct access to rear garden from kitchen/dining room via French doors
- Situated within a popular, well-planned modern development
- Private driveway with parking for two vehicles
- Enclosed rear garden with terrace, tiered lawns, and timber stores
- Close to Hadleigh's wide range of local amenities and services
- Excellent transport connections to Ipswich, Colchester, and beyond
- Access to beautiful Suffolk countryside and nearby coastal destinations

1 CARDMAN DRIVE

Hadleigh, Ipswich, Suffolk

A beautifully presented three-bedroom semi-detached home in the sought-after village of Hadleigh, offering versatile family accommodation including a stylish kitchen/dining room, en-suite principal bedroom, private driveway, and landscaped rear garden. Perfectly positioned within a modern development, the property combines village charm with excellent local amenities, strong transport links, and easy access to both the Suffolk countryside and coast.



SITUATION

The property is set within the thriving town of Hadleigh, which offers an excellent balance of rural charm and modern convenience. A wealth of local amenities including independent shops, cafés, supermarkets, pubs, and restaurants are all within easy reach, while the village also benefits from schools, healthcare facilities, and leisure opportunities. Its rich heritage, attractive architecture, and welcoming community make Hadleigh a particularly desirable location for families and professionals alike.

Well-connected for both commuters and those seeking countryside living, Hadleigh enjoys good transport links to nearby market towns and larger centres such as Ipswich and Colchester. The surrounding Suffolk countryside offers endless opportunities for walking, cycling, and outdoor pursuits, while the Suffolk coast is easily accessible for day trips. With its combination of convenience, charm, and accessibility, this property is ideally placed for those seeking a well-rounded lifestyle in a sought-after town.

DESCRIPTION

A well-appointed three-bedroom semi-detached property occupying an elevated position within a well-planned and attractively laid-out development in the popular town of Hadleigh. The house enjoys an open aspect across the surrounding area and offers versatile, well-proportioned accommodation ideally suited to modern family living.

The ground floor comprises a welcoming sitting room with UPVC-framed casement window to the front and a full-height store. The fitted Shaker-style kitchen/dining room features wood-effect surfaces with matching upstands, a four-ring ceramic hob set above an oven with extraction over, a fitted dishwasher and washing machine, and space for a fridge freezer. Wood-effect flooring runs throughout, and double doors open directly onto the rear terrace and gardens. A cloakroom completes the ground floor accommodation.

On the first floor, there are two double bedrooms, including a principal bedroom with en-suite shower room.

The third bedroom offers flexibility as a single bedroom, nursery, or home office. Also on this level is a useful storeroom with fitted shelving and hanging rail, as well as a family bathroom with half-height tiling, wall-mounted heated towel radiator, pedestal wash-hand basin, and frosted casement window to the rear. A hatch provides access to the loft from the landing.

Externally, the property benefits from a private driveway with parking for two vehicles. The rear garden is well-screened by fencing and features a paved terrace, tiered lawns, and a range of useful timber-framed external stores.

POSTCODE: IP7 6DH

IMPORTANT AGENTS NOTE: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **Band:** C.

EPC RATING: B. A copy of the energy performance certificate is available on request.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Mains water, drainage and electricity are connected. Gas central heating. **NOTE:** None of these services have been tested by the agent.



