



16 Jordayn Rise, Hadleigh  
Ipswich

Guide Price £335,000



# 16 Jordayn Rise

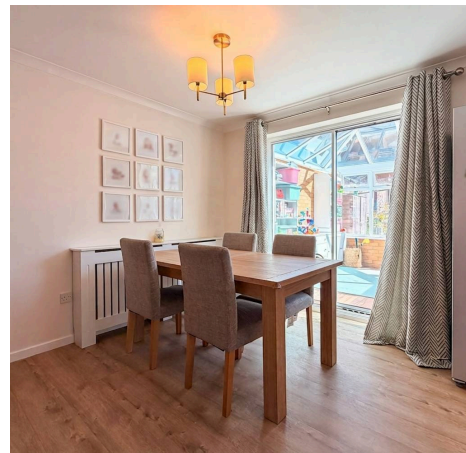
Hadleigh, Ipswich

A beautifully presented three/four bedroom detached house with an open plan living area, conservatory, study/bedroom 4, utility/cloakroom and first floor family bathroom, together with a garden and off road parking for two vehicles.

As you enter the property, there is a small hallway with with a window to the side and doors to study/bedroom 4 and the open plan kitchen/living/dining room. The living/dining area has a square bay window to the front, sliding patio doors through to the conservatory, opening to the kitchen area, door to an inner hallway and a fireplace housing an electric wood burner.

The kitchen area has a window overlooking the garden, half glazed door and leading out to the same and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards; one of which housing the gas fired boiler, integrated Bosch double oven, induction hob with extractor above, integrated dishwasher and space for American fridge/freezer .

The conservatory has a glazed roof, windows overlooking the garden and French doors overlooking and leading out to the same. The study/Bedroom 4 has a window to the front. There is also an inner hallway on the ground floor, which has a staircase rising to the first floor and a door the utility/cloakroom, which has space and plumbing for a washing machine and tumble dryer.





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On the first floor, there is a landing with doors to the bedrooms and family bathroom, airing cupboard and access to the roof space. Bedroom 1 has a window to the front, some panelled walling and built-in double wardrobe with sliding mirrored doors. Bedroom 2 has a window to the rear overlooking the garden and a built-in double wardrobe with sliding mirrored wardrobe and bedroom 3 has a window to the front with a built-in double wardrobe with sliding mirrored doors. The family bathroom has a window to the rear and a white suite comprising a low level wc, pedestal wash basin and a panelled bath with shower over and glazed screen.

Outside, to the front, there is a driveway providing off road parking for two vehicles and a gate accessing the rear garden, which is laid mainly to lawn with a patio seating area, some raised bed borders containing some mature flowers and shrubs and a small garden shed. All bounded by close boarded fencing.

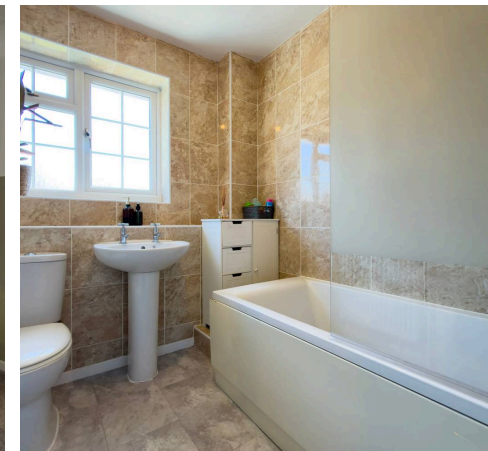
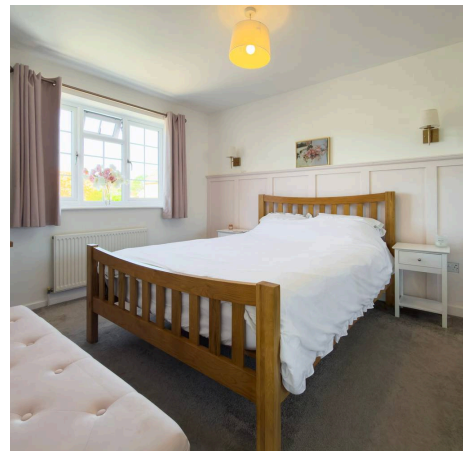
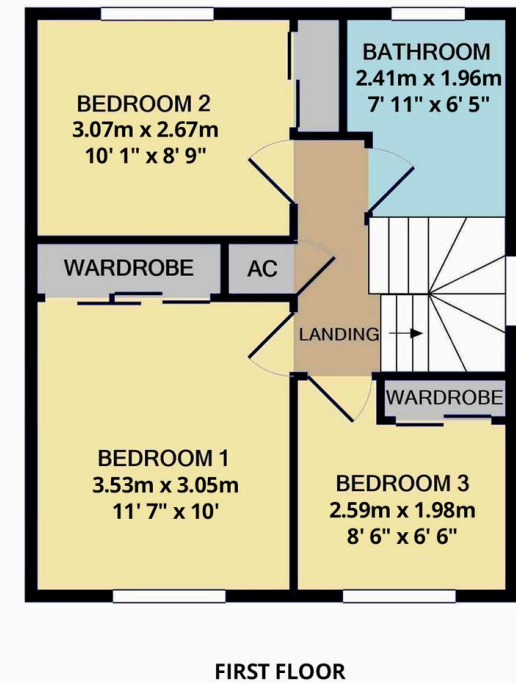
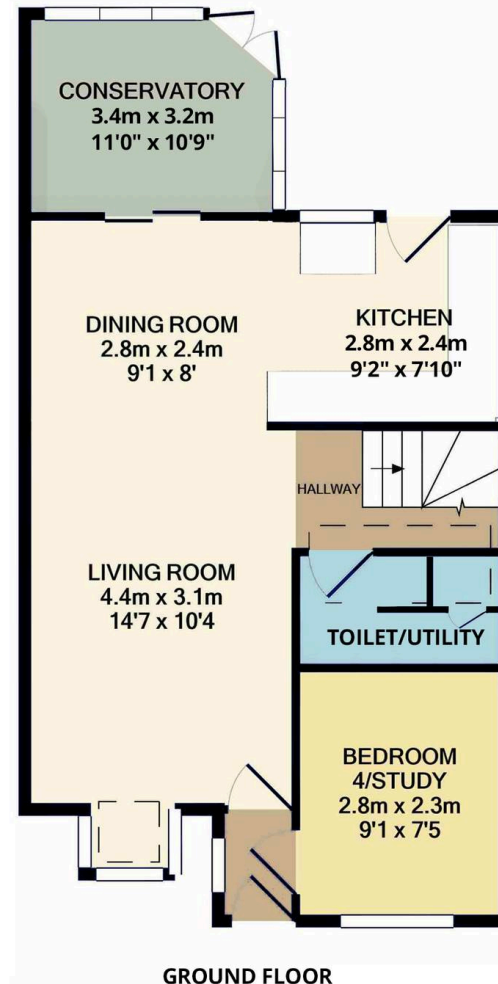
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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