



DAVID
BURR

Schoorl Close
Hadleigh, Suffolk

3 School Close, Hadleigh, Suffolk, IP7 5SP

This modern detached family home was originally constructed in the 1990s and has since been extended to create a spacious and well-proportioned property ideally suited to family living. The accommodation centres around a comfortable sitting room featuring an attractive brick fireplace with oak mantel, opening through to a dining area which in turn connects with the kitchen. Fitted with Shaker-style units, the kitchen incorporates a gas hob and Neff double oven, while a useful utility room and cloakroom provide additional practicality.

On the first floor are four bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. The property further benefits from an integral garage with an electric up-and-over door, while to the front there is ample private parking. Side access leads to the rear garden, which has been designed with ease of maintenance in mind and is equipped with power, lighting and water.

The property occupies an attractive position within a small cul-de-sac in Hadleigh, providing a pleasant balance between a tucked away residential setting and convenient access to the town's wide range of everyday amenities. Hadleigh is a well-regarded market town offering a variety of independent shops, cafés, restaurants and recreational facilities, together with schooling and useful transport connections to the surrounding towns and villages.

A particular benefit of the property is its elevated position, with the front bedroom enjoying far reaching views across Hadleigh and towards the valley beyond. Combined with its generous family accommodation, private parking, garage and manageable garden, the house represents an excellent opportunity for purchasers seeking a comfortable and practical home in an established residential location. The added advantage of no onward chain should also help facilitate a straightforward purchase.

- **Detached family home originally constructed in the 1990s**
- **Subsequently extended to provide generous accommodation**
- **Four well-proportioned bedrooms**
- **Principal bedroom with en-suite facilities**
- **Family bathroom, ground-floor cloakroom and utility room**
- **Sitting room with brick fireplace and oak mantel**
- **Dining area opening conveniently towards the kitchen**
- **Shaker-style fitted kitchen with gas hob and Neff double oven**
- **Integral garage with electric up-and-over door**
- **Ample private parking to the front**
- **Low-maintenance rear garden with power, lighting and water**
- **Pleasant position within a small cul-de-sac**
- **Elevated views across Hadleigh and the surrounding valley**
- **Offered for sale with no onward chain**



Hadleigh is one of Suffolk's most desirable and historic towns, renowned for its wealth of medieval and Georgian architecture including the Deanery Tower, Guildhall complex and St Mary's Church, it's thriving High Street and a strong sense of community. The town offers a wide range of independent shops, cafés, restaurants and as well as two large brand supermarkets.

There are three primary schools serving the secondary school ensuring plenty of scope for the family market.

The town also has plenty of sporting and leisure facilities including the Sports centre housing the swimming pool, gymnasium and various keep fit classes Across the charming river is the football ground, rugby ground and tennis courts.

The River Brett runs through the town and is accessible via a river walk. The surrounding countryside offers further picturesque walks and rural pursuits. The town is well placed for access to Ipswich, Colchester and mainline rail services to London, making it an appealing choice for those seeking a balance between country living and connectivity.



TENURE: Freehold

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

EPC RATING: D

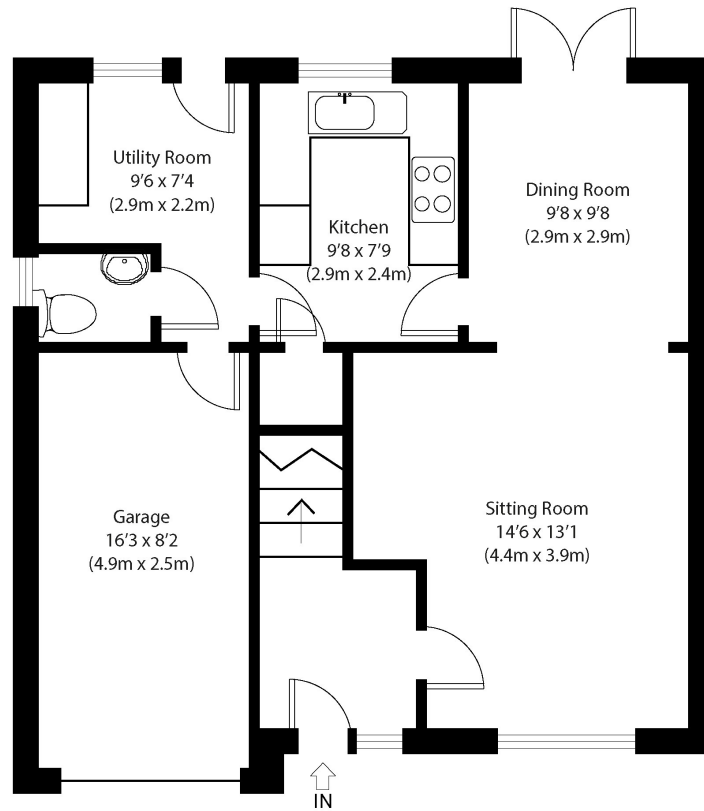
WHAT3WORDS: unsigned.caps.island

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

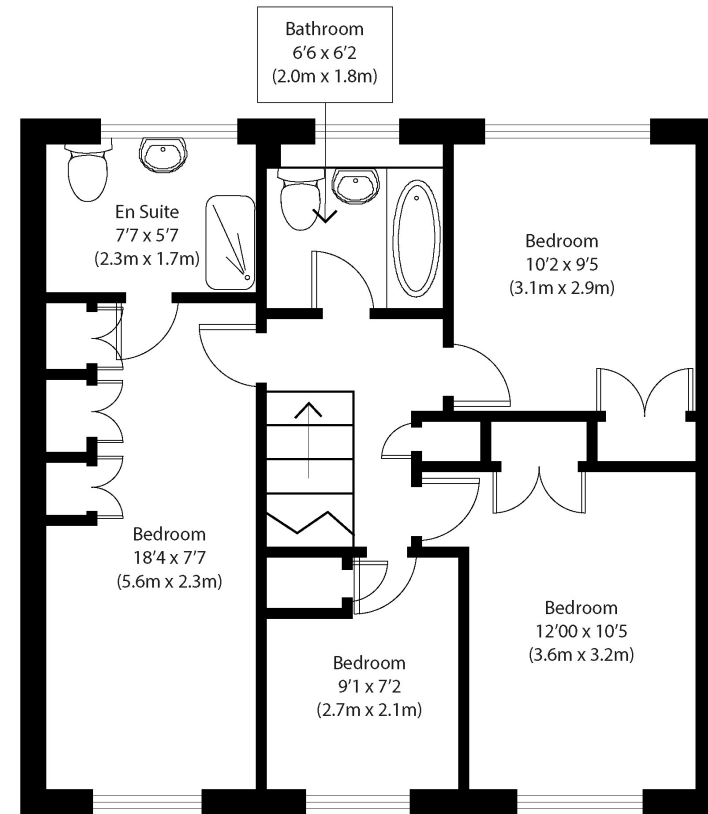
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor



First Floor

Approximate Gross Internal Area
1250 sq ft (116 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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