



44 Emmerson Way, Hadleigh  
Ipswich, IP7 6DJ

Guide Price £279,000

## 44 Emmerson Way

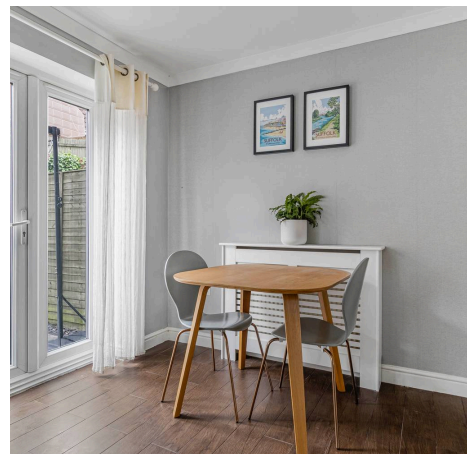
Hadleigh, Ipswich

A very well presented three bedroom semi-detached house with kitchen/dining room, sitting room, ground floor cloakroom, first floor bathroom and en-suite shower room, together with a versatile garage conversion, covered off road parking for two/three vehicles and a secluded low maintenance garden to the rear. All located within this popular residential development in Hadleigh, not far from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the sitting room and cloakroom, which has a window to the front and a white suite comprising a low level wc and corner wash basin.

The sitting room has a window to the front and French doors with Georgian bars leading through to the kitchen/dining room, which has a window to the rear overlooking the garden, French doors overlooking 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, under stairs storage cupboard, integrated Range style cooker with a five burner hob and extractor above, space and plumbing for washing machine and dishwasher and space for an upright fridge/freezer.

On the first floor, there is a landing with access to the roof space, airing cupboard and doors to the bedrooms and bathroom.



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Bedroom 1 has a window to the front, built-in storage cupboard and a door to an en-suite shower room. Bedrooms 2 and 3 both have windows to the rear overlooking the garden and a built-in storage cupboard. The bathroom has a window to the side and a white suite comprising a low level wc, wash basin and a panelled bath with shower attachment over.

Outside, to front, there is a small garden laid to lawn with a pathway leading to the front door and there is a covered driveway providing off road parking for two/three vehicles leading to a single detached garage, which has been re-configured as a store/games room. To the rear, the garden is of a low maintenance nature, laid mainly to patio and bounded by brick walling, which provides a high degree of seclusion.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



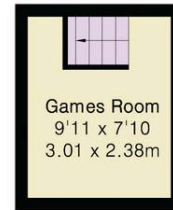
## Approximate Gross Internal Area 782 sq ft - 72 sq m (Excluding Garage)

Ground Floor Area 391 sq ft – 36 sq m

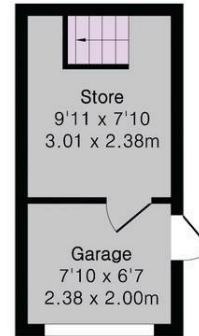
First Floor Area 391 sq ft – 36 sq m

Garage Ground Floor Area 131 sq ft – 12 sq m

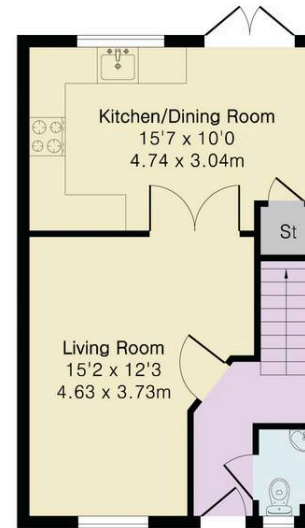
Garage First Floor Area 77 sq ft – 7 sq m



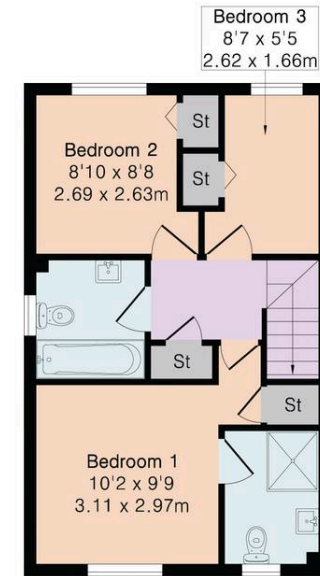
Garage  
First Floor



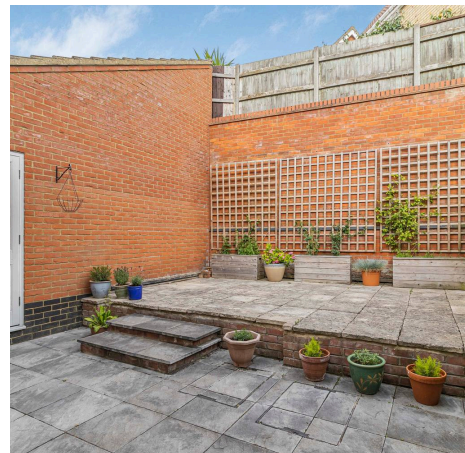
Garage  
Ground Floor



Ground Floor



First Floor



# FROST

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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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