



**Timperley Road, Hadleigh, Ipswich, IP7 6HE**

**welcome to**

## **Timperley Road, Hadleigh, Ipswich**

Situated in the popular town of Hadleigh, this three storey Town House boasts four large double bedrooms, an open plan kitchen/diner with doors to the garden, two bathrooms, ground floor cloakroom, a large utility room, fitted solar panels, a fully landscaped rear garden and ample on street parking.



**Agents Note:**

This property has fitted solar panels on a 20 year agreement, with 12 years remaining and a 1 year warranty.

**Entrance Hall**

14' 7" x 7' 6" max ( 4.45m x 2.29m max )

Large, open plan hallway with a vertical wall hung radiator in white, carpet flooring, a large understairs storage cupboard and a door leading to the cloakroom.

**Cloakroom**

4' 3" x 3' 9" ( 1.30m x 1.14m )

Enclosed WC with matching vanity sink, chrome mixer tap and tiled splashback, chrome heated towel rail, tiled effect flooring and a double glazed window to the front.

**Utility Room**

14' 1" max x 7' 1" ( 4.29m max x 2.16m )

Large utility room with ample storage to the side, tiled effect flooring throughout, one radiator, double glazed window to the front, a fitted worktop, a fuse box and space for a washing machine and tumble dryer.

**Lounge**

14' 9" x 9' 1" ( 4.50m x 2.77m )

An open archway leading to the kitchen, carpet flooring, one radiator, TV point and an alcove with fitted shelving.

**Kitchen/Diner**

14' 6" x 9' 6" ( 4.42m x 2.90m )

A range of eye and base level units in high gloss cream with quartz effect worktop surfaces, space for a cooker and fridge/freezer, an integrated dishwasher, tiled splashback throughout, a fitted extractor hood, an inset stainless steel one and a half bowl sink plus drainer and black mixer tap, spot lights, an open archway leading to the lounge, tiled effect flooring, one radiator, double glazed window to the rear, French doors leading to the garden and ample space for a table.

**First Floor Landing**

Carpet flooring and bespoke fitted shelving.

**Bedroom Two**

14' 9" x 10' 1" ( 4.50m x 3.07m )

Double glazed window to the front, one radiator, carpet flooring and a cupboard housing the boiler..

**Bedroom Three**

9' 1" x 8' 2" ( 2.77m x 2.49m )

Double glazed window to the rear, one radiator, carpet flooring and a built in wardrobe.

**Bathroom**

6' 4" x 5' 8" ( 1.93m x 1.73m )

Enclosed WC with matching vanity sink, chrome mixer tap and tiled splashback, a P bath with shower attachment, waterfall showerhead and glass screen, part tiled walls, one radiator, tiled effect flooring and double glazed window to the rear.

**Second Floor Landing**

Carpet flooring and bespoke fitted shelving.

**Master Bedroom**

15' 2" x 9' 5" ( 4.62m x 2.87m )

Double glazed window to the rear, carpet flooring, one radiator, an exposed built in wardrobe and a door leading to the en suite.

**En Suite**

6' 1" x 3' 7" ( 1.85m x 1.09m )

Shower with glass enclosure, shower attachment and waterfall shower head, tiled splashback, enclosed WC with matching vanity sink and chrome mixer tap, part tiled walls, tiled effect flooring and extractor fan.

**Bedroom Four**

14' 9" x 10' ( 4.50m x 3.05m )

Double glazed window to the front, one radiator, carpet flooring and a built in wardrobe.

**Outside:****Front Garden**

A shingle front garden with a pathway leading to the front door and a half height fence surround.

**Rear Garden**

Fully enclosed, fully landscaped rear garden with a large patio seating area in a stylish granite, space for a chiminea, a fitted BBQ area with white shingle borders, a step up leading to the lawned area, a pathway to the side leading to rear of the garden where there is a rear gate, light, power and an outside tap.

**Workshop**

10' x 8' 1" ( 3.05m x 2.46m )

A PVC door to entry, power, light and fitted benches. This would make the perfect workshop or potential home office.



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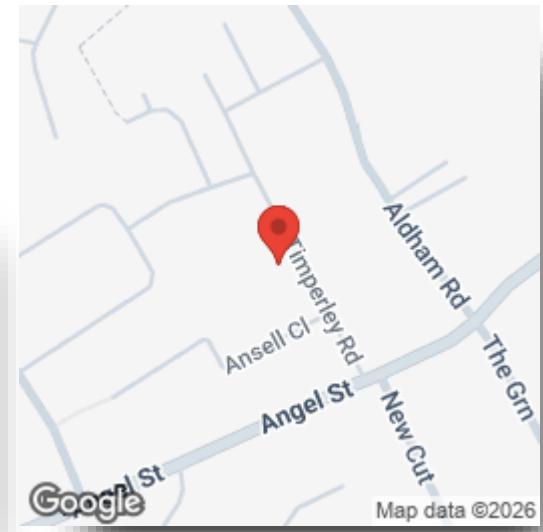
## Timperley Road, Hadleigh, Ipswich

- Four large double bedrooms
- Two bathrooms & ground floor cloakroom
- L shaped utility room providing ample storage
- Open plan kitchen/diner with doors to the garden
- Fully landscaped rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£250,000**



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