



**Cottesford Close, Hadleigh, Ipswich, IP7 5JA**

**welcome to**

## **Cottesford Close, Hadleigh, Ipswich**

This beautifully presented, semi-detached home is situated in a quiet Close and benefits from three good-sized bedrooms, an open plan lounge/diner and kitchen, a modern bathroom, a garage and off street parking. COMPLETE ONWARD CHAIN!!

### **Entrance Hall**

Oak effect flooring, a door to the lounge/diner and double glazed window to the side.

### **Lounge/Diner**

Spacious, open plan room with double glazed window to the front, oak effect flooring throughout, one radiator, TV point, an open arch to the staircase and an opening to the kitchen.

### **Kitchen**

Stylish kitchen with eye and base level handle less units in high gloss white with oak effect worktop surfaces, a ceramic, white, one and a half bowl sink plus drainer and chrome mixer tap, a boiler, an integrated oven with induction hob and extractor hood, an integrated fridge/freezer and dishwasher, oak effect flooring throughout, an understairs storage cupboard, one radiator, an opening to the lounge/diner, patio doors to the garden and double glazed window to the rear.

### **First Floor Landing**

Carpet flooring, loft hatch and an airing cupboard.

### **Master Bedroom**

Double glazed window to the rear, carpet flooring, one radiator and a double, fitted wardrobe.

### **Bedroom Two**

Double glazed window to the side, carpet flooring, one radiator and a fitted wardrobe.

### **Bedroom Three**

Double glazed window to the front,, carpet flooring and one radiator.

### **Bathroom**

Double glazed to the rear, enclosed WC with vanity sink, a bath with overhead shower and waterfall showerhead, oak effect flooring, chrome heated towel rail and part tiled walls.

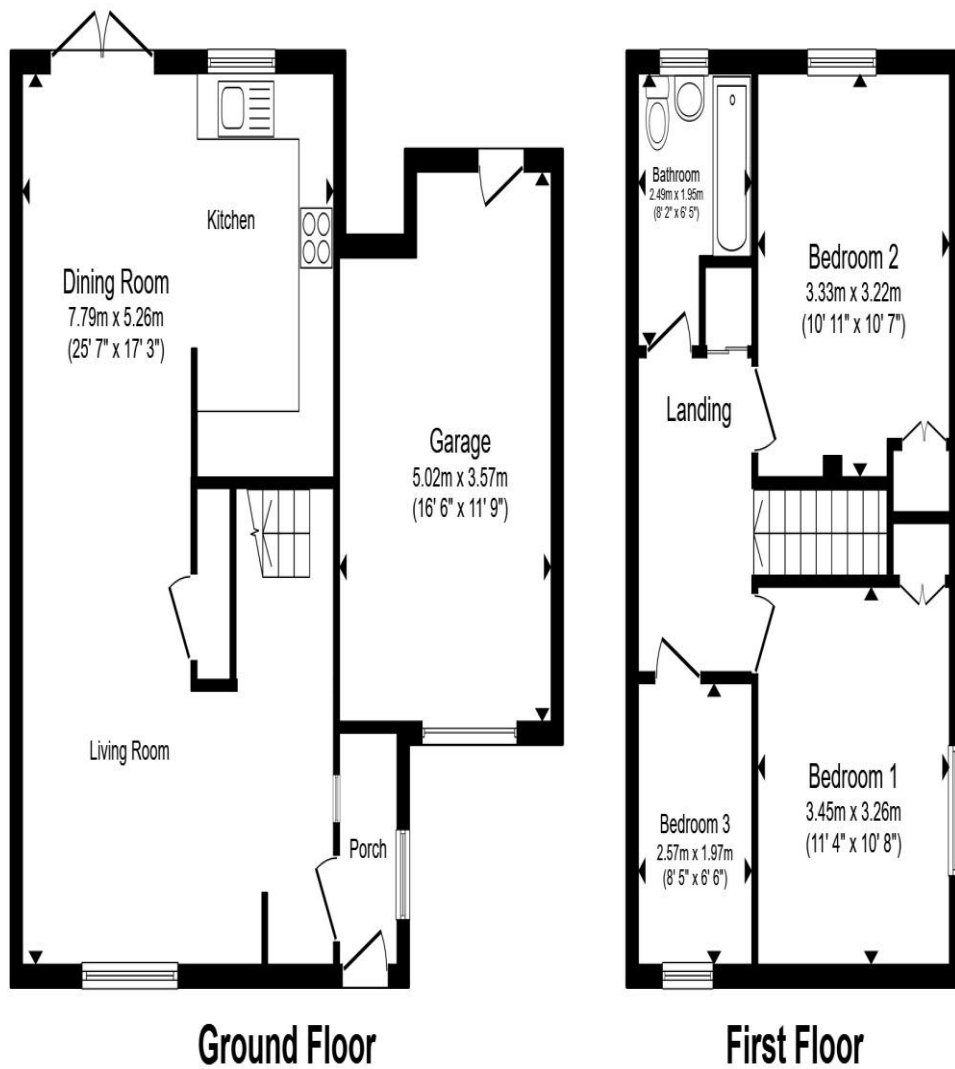
### **Outside:**

#### **Front Garden**

A large, block paved driveway, providing off street parking, hedging, a grassed area and a block paved border.

#### **Rear Garden**

Good sized rear garden with a large, patio seating area, a grassed area, hedging, flower beds, a fully enclosed border, a door to the garage and an outside tap and light. This garden is un-overlooked to the rear.



Total floor area 108.0 m<sup>2</sup> (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





**welcome to**  
**Cottesford Close,**  
**Hadleigh, Ipswich**

- Complete onward chain
- Three good-sized bedrooms
- Open plan lounge/diner & kitchen
- Modern bathroom
- Garage & off street parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£280,000**



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