



**Lambert Close
Hadleigh, Suffolk**



53 Lambert Close, Hadleigh, Ipswich, Suffolk, IP7 6GH

A well-presented three-bedroom modern semi-detached family home, occupying an attractive cul-de-sac position within the highly regarded Suffolk market town of Hadleigh. Offered for sale on a shared ownership basis through Flagship Homes, the property provides an excellent opportunity for purchasers to acquire a minimum 50% share, with the potential to staircase through to 100% ownership, subject to the relevant terms and conditions.

Presented in very good order throughout, the property offers a well-balanced arrangement of accommodation ideally suited to modern family living. The ground floor is introduced via a welcoming entrance hall, leading through to an attractive living/dining room which has been enhanced by decorative wall panelling and durable LVT flooring. Generously proportioned, the room provides ample space for both sitting and dining areas and flows naturally through to the kitchen/breakfast room beyond.

Positioned across the rear of the property, the kitchen/breakfast room is fitted with an extensive range of base and wall-mounted units complemented by work surfaces incorporating a one-and-a-half bowl sink and drainer. There is space and plumbing for a range of appliances together with a cupboard housing the gas-fired boiler. French doors open directly onto the rear garden, providing an attractive connection between the internal and external living spaces. The ground floor accommodation is further complemented by a stylish cloakroom.

On the first floor, the landing provides access to the loft space together with a useful storage cupboard housing the hot water cylinder. There are three well-proportioned bedrooms, with the two principal bedrooms benefiting from fitted wardrobes, together with a family bathroom fitted with a full suite incorporating a bath with shower over.

Externally, the property enjoys an enclosed rear garden arranged predominantly to lawn with a paved patio immediately adjoining the house, providing an ideal space for outdoor dining and entertaining. Gated side access leads to the off-street parking area, which provides space for several vehicles. Further enhancements include replacement internal oak-veneer doors, contributing to the property's smart and well-maintained presentation.

Hadleigh is one of Suffolk's most highly regarded historic market towns, renowned for its attractive High Street, wealth of period architecture and strong sense of community. The town offers an extensive range of everyday amenities, including independent shops, cafés, public houses, supermarkets and leisure facilities, making it particularly well suited to families, professionals and those seeking convenient day-to-day living.

The property's cul-de-sac setting provides a more peaceful residential environment while remaining conveniently placed for the facilities of the town. Hadleigh is surrounded by attractive Suffolk countryside, with numerous footpaths and rural walks readily accessible, providing an appealing balance between town amenities and access to the surrounding landscape.

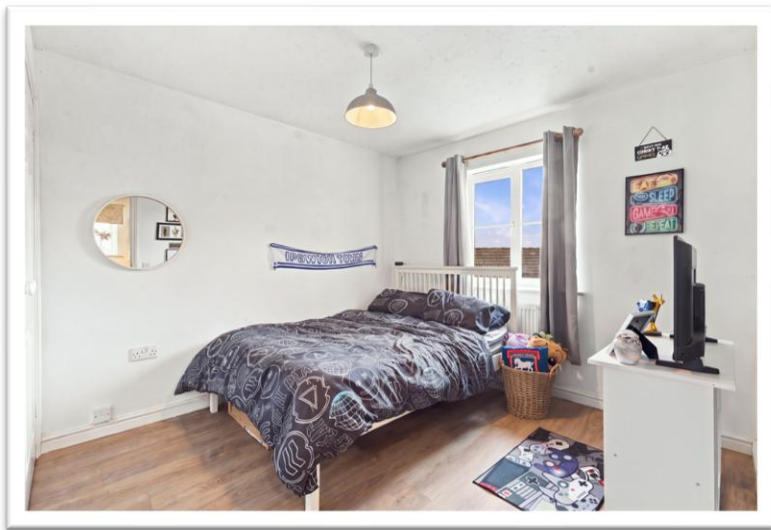
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Hadleigh is one of Suffolk's most desirable and historic towns, renowned for its wealth of medieval and Georgian architecture including the Deanery Tower, Guildhall complex and St Mary's Church, its thriving High Street and a strong sense of community.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

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 Leisure 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.



AGENTS NOTE: Any prospective buyer will need to be assessed by Censeo Financial to obtain approval to purchase.

TENURE: Freehold/Leasehold – The property is currently owned on a 50% basis with rent payable to Flagship Homes for the remaining share. Approximate monthly costs on the 50% share to Flagship.

Rent £572.02

Buildings insurance £36.52

Admin fee £5.79

Grounds Maintenance £2.06

SERVICES: Mains water, gas and electricity are connected. Mains drainage

NOTE: None of these services have been tested by the agent.

EPC RATING: C

WHAT3WORDS: together.seagulls.flippers

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

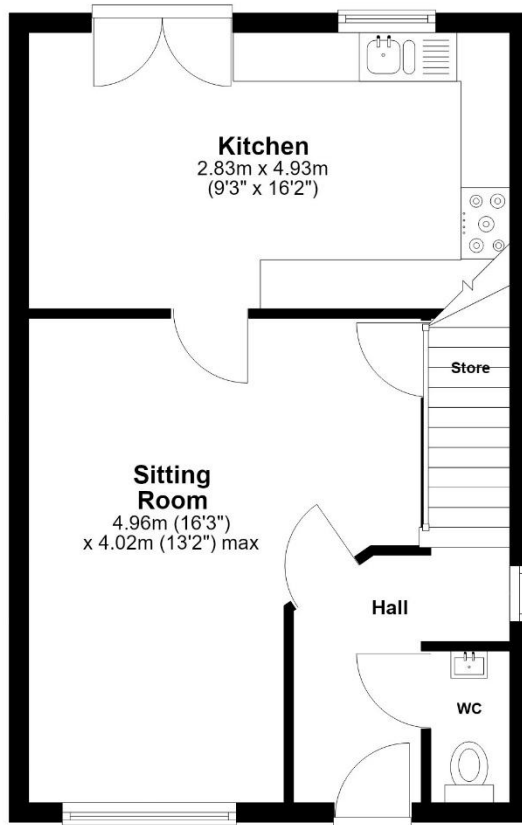
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The 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.

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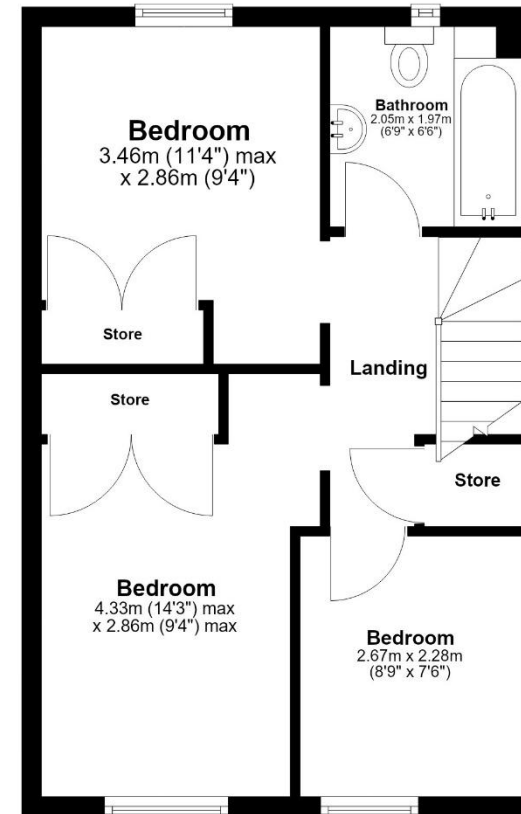
Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 77.8 sq. metres (837.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Lambert Close, Hadleigh

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