



6 Partridge Road, Hadleigh  
Ipswich

Guide Price £550,000

# 6 Partridge Road

Hadleigh, Ipswich, IP7 6FY

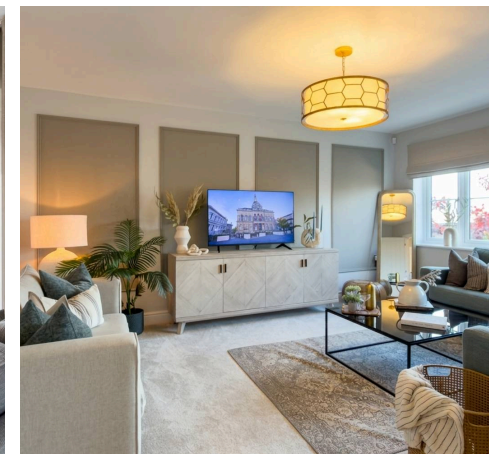
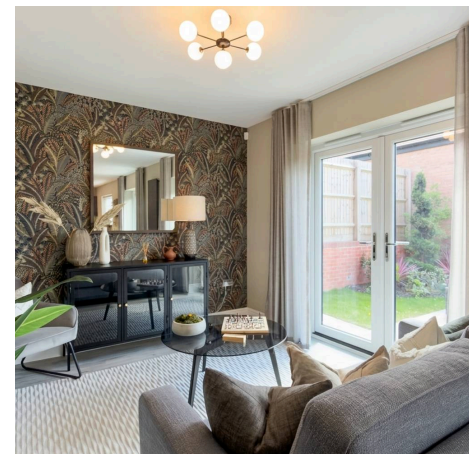
The Fenchurch is a five bedroom detached home situated within the highly regarded Rose Manor development, an exclusive collection of properties built by Charles Church. Previously used as the development show home, the property offers spacious and practical accommodation across two floors, with a number of upgrades included throughout.

## Description

The ground floor is centred around a spacious open plan kitchen/dining/family room with French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. In addition, there is a well-proportioned front-aspect living room, a separate utility room with outside access and an integral double garage.

To the first floor are five well-balanced bedrooms, with both the principal bedroom and bedroom two benefiting from en suite facilities. The remaining bedrooms are served by a family bathroom, while bedroom five also offers flexibility for use as a study if required.

Externally, the property benefits from a turfed rear garden, while further features include flooring throughout, an upgraded kitchen and an upgraded shower over the bath.



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## Location

Rose Manor is ideally positioned within the historic Suffolk market town of Hadleigh, a location well regarded for its mix of character, convenience and community. The town offers a wide range of amenities including independent shops, cafés, public houses and restaurants, along with schooling for all ages.

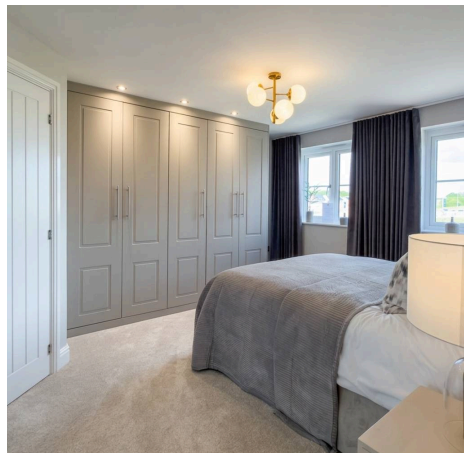
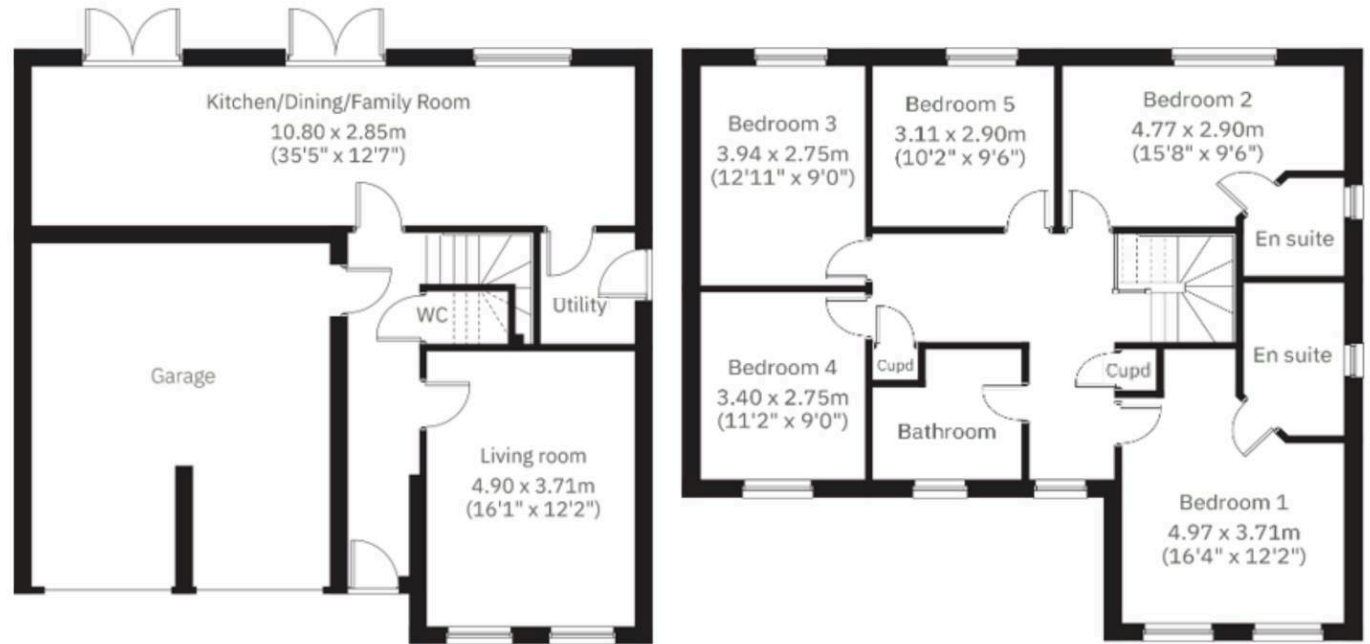
Surrounded by attractive countryside, Hadleigh provides excellent walking routes and outdoor leisure opportunities, while remaining well connected to nearby towns including Ipswich, Sudbury and Colchester. Mainline rail services from Ipswich provide direct links to London Liverpool Street.

## Additional Information

Tenure is freehold and there is an annual service charge of approximately £176. The council tax band has not yet been made available by the local authority and will be confirmed post-occupation.

Council Tax band: TBD

Tenure: Freehold



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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.



62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

01473 823456

sales@frostandpartners.co.uk

www.frostandpartners.co.uk