



**16 Sarah Rand Road
Hadleigh, Suffolk**

**DAVID
BURR**

16 Sarah Rand Road, Hadleigh, Ipswich, Suffolk, IP7 6FF

Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A detached four-bedroom (one en-suite) property enjoying a particularly attractive aspect backing onto a south facing lagoon and grass lands, favourably located on this modern development located within the ever-popular market town of Hadleigh. Constructed in 2014, the property is presented in excellent order throughout. The living accommodation is arranged over two floors comprising sitting room, kitchen/dining room, four bedrooms, family bathroom and ensuite facilities. Further benefits to the property include a generous south facing rear garden, off-road parking, garaging, and solar panels with feed in tariff.

An elegantly presented four bedroom (one en-suite) detached property with south facing rear garden with studio/office, garaging, and off-street parking in the popular market town of Hadleigh.

Clouded glazed security door opening to:

ENTRANCE HALL: Under stair storage cupboard, telephone point, staircase to first floor and doors to:

SITTING ROOM: 20' 4" x 10' 10" (6.20m x 3.31m) This elegant lounge is south facing attracting sunlight all day, with window to front, and french windows and doors to rear, opening onto garden.

KITCHEN/DINING ROOM: 20' 4" x 14' 8" (narrowing to 8' 0") (6.20m x 4.46m (narrowing to 2.44m)) Fitted with a matching range of base units, wall mounted cupboards, worktops over with inset composite one and half bowl sink and drainer unit with mixer tap, space and plumbing for dishwasher. Integral double electric oven with gas hob, and overhead extractor hood. Windows to front and side allowing for a bright space. The utility area has additional space and plumbing for washing machine and a cupboard housing gas fired combination boiler. Door to gated and private paved driveway, garage and back gate to the garden.

CLOAKROOM: Fitted with a close-coupled WC, corner pedestal wash handbasin with tiled splashback.

First floor

LANDING: A useful linen cupboard with shelving, hatch to loft and doors to:

MASTER BEDROOM: 10' 11" x 10' 11" (3.33m maximum x 3.33m maximum) Window to rear overlooking garden and pleasant views towards the lagoon and grasslands to the rear. Door to:

EN-SUITE SHOWER ROOM: Fitted with a suite comprising close coupled WC, pedestal wash handbasin and glass enclosure with mixer shower and tiling, extractor fan, tiled flooring and window to rear.

BEDROOM 2: 11' 10" x 8' 3" (3.60m x 2.51m) A double room with window to rear overlooking garden and pleasant views towards the lagoon and grasslands.

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BEDROOM 3: 10' 11" x 9' 3" (3.32m x 2.83m) Window to the front, storage alcove.

BEDROOM 4: 8' 3" x 8' 2" (2.51m x 2.49m) Window to the front, mirror fronted fitted wardrobe and storage.

FAMILY BATHROOM: 6' 3" x 6' 1" (1.91m x 1.85m) Fitted with suite comprising panel bath with power shower over and glass screen, pedestal wash handbasin, close-coupled WC, heated towel rail, tiled flooring and splashbacks and window to side.

Outside front with private access to front and rear entrances

The garden to the front is laid to with decorative white cobbles. There is potential to pave this area for additional parking if required.

A secure timber gated driveway fully block paved with parking for two vehicles leads to the side and onto the:

GARAGE: 19' 8" x 10' 6" (6.00m x 3.20m) Up-and-over door to front, power and light connected, eaves storage.

South facing rear garden

The garden backs onto the lagoon and grasslands and is particularly pleasant, quiet, and secure.

A gateway leads to the landscaped, walled rear garden which is a particularly good size for the development and is mainly laid to lawn with a timber deck full width to the rear of the house and an Indian sandstone terrace and ornamental track to the rear with shrub borders to the garden.

A particularly important feature is the **STUDIO/OFFICE** with power and light connected and windows to the side. This makes for an excellent

space that can be encompassed for a variety of needs. The garden is fully enclosed by 9" brick walls to rear and sides and concrete posts and timber fencing to east side.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band A. A copy of the energy performance certificate is available on request.

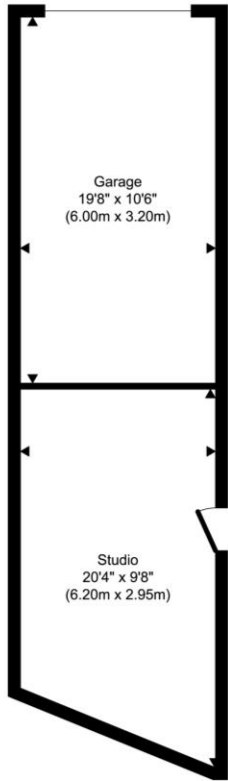
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

VIEWING: Strictly by prior appointment only through DAVID BURR.

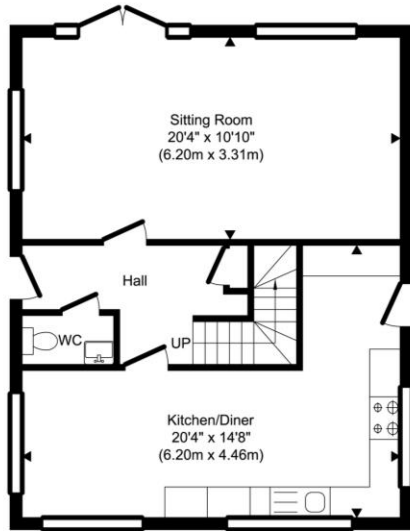
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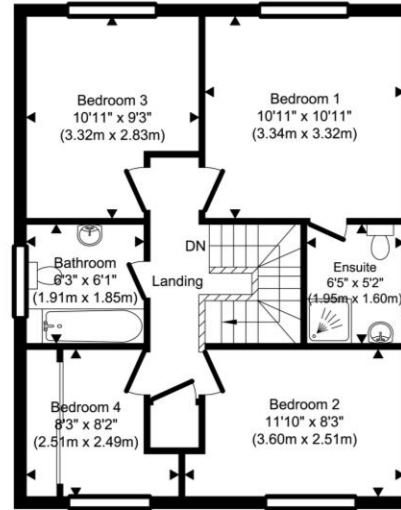
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Garage/Studio
Approximate Floor Area
401.17 sq. ft.
(37.27 sq. m)



Ground Floor
Approximate Floor Area
525.17 sq. ft.
(48.79 sq. m)



First Floor
Approximate Floor Area
525.17 sq. ft.
(48.79 sq. m)



TOTAL APPROX. FLOOR AREA 1451.51 SQ.FT. (134.85 SQ.M.)
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