



**1 Emma Girling Close
Hadleigh, Suffolk**

**DAVID
BURR**



1 Emma Girling Close, Hadleigh, Ipswich, Suffolk, IP7 6FH

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 secondary school, public houses, restaurants, 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's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A three-bedroom (one en-suite) detached property presented to a high specification throughout, situated on the outskirts of the historic market town of Hadleigh. A well-presented property arranged over two floors comprising an accommodation schedule including an open plan kitchen/dining/ sitting room, separate sitting room, three good sized bedrooms and complementing en-suite facilities to the principal bedroom. Further benefits to the property include off-street parking and south facing rear gardens.

A well-presented three-bedroom (one en-suite) detached property situated in the historic market town of Hadleigh with sitting room and a modern open plan kitchen/dining/sitting area and further benefitting from off-street parking, opening on to the south facing rear gardens.

Obscured panel-glazed door opening to:

ENTRANCE HALL: With stairs off rising to first floor and door to:

SITTING ROOM: 16' 2" x 10' 4" (4.95m x 3.15m) With double glazed window to front, fitted venetian blinds and Amtico flooring throughout. Door to useful understairs storage recess and radiator, opening to:

KITCHEN/DINING/SITTING ROOM: 23' 9" x 16' 8" x 10' 5" (7.25m x 5.09m x 3.18m) a wonderful reception room ideal for family life with a fitted kitchen with a matching range of shaker style base and wall units with quartz preparation surfaces over and tiling above. Stainless steel one and a half-inset sink unit with mixer tap above and solid herringbone pattern wood flooring throughout. Integrated appliances include an electric oven with four ring gas hob over and extraction hood above, fridge/freezer, dishwasher and washing machine and wine storage unit. Windows to front and rear and triple bi-folding doors to rear opening to the rear terrace and garden beyond.

CLOAKROOM: 3' 5" x 4' 9" (1.06m x 1.45m) Fitted with close coupled WC, pedestal wash hand basin, radiator, and obscured window to side.

First floor

LANDING: With built in cupboard housing hot water cylinder, hatch to loft and radiator. Door to:

BEDROOM 1: 9' 10" x 10' 3" (3.00m x 3.13m) With window to front, radiator and fitted wardrobes and door to:

EN-SUITE SHOWER ROOM: 9' 5" x 3' 11" (2.88m x 1.21m) Fitted with close coupled WC, pedestal wash hand basin and fully tiled, separately screened shower with shower attachment. Obscured glass window and wall mounted heated towel radiator.

BEDROOM 2: 11' 10" x 13' 4" (3.63m x 4.07m) A large double room with window to front and side and doors to storage cupboard with useful fitted shelving and radiator.

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BEDROOM 3: 14' 11" x 7' 0" (4.56m x 2.15m) With window to rear and radiator.

FAMILY BATHROOM: Fitted with close coupled WC, pedestal wash hand basin and fully tiled bath with shower above and glass screening. Amtico flooring throughout and wall mounted heated towel radiator.

Outside

The property is situated on Emma Girling Close and is approached via a block paved driveway providing space for two vehicles and 7kw electric charging point.

The south facing rear gardens are laid to lawn with porcelain tiled patio, decking to rear, summer house and is enclosed by part brick and part timber panel fencing.

TENURE: Freehold

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

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

WHAT3WORDS: ///kitten.idealist.tools

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

BROADBAND: Up to 1000 Mbps (Source Ofcom).

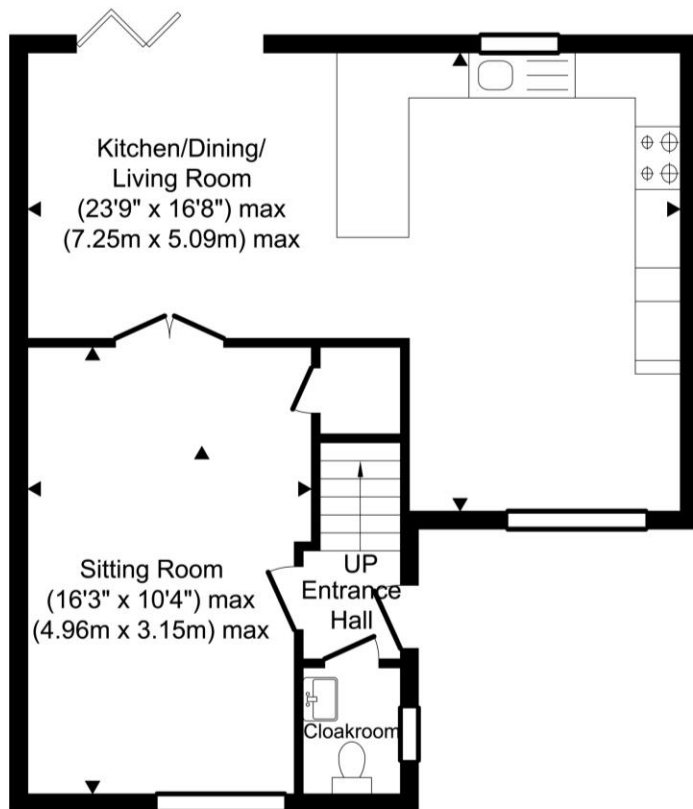
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

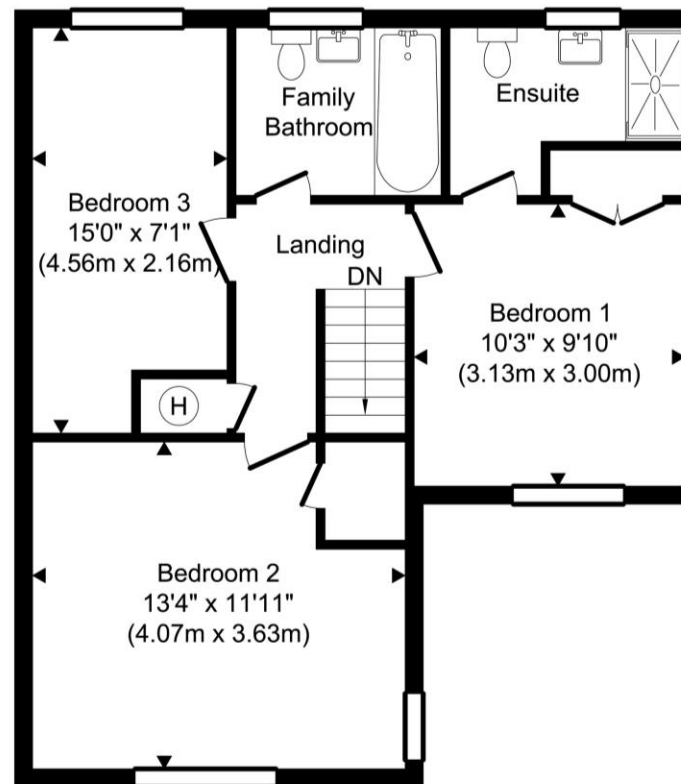
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Ground Floor
Approximate Floor Area
537.11 sq. ft.
(49.90 sq. m)



First Floor
Approximate Floor Area
537.11 sq. ft.
(49.90 sq. m)

TOTAL APPROX. FLOOR AREA 1074.23 SQ.FT. (99.80 SQ.M.)

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