



9 Sarah Rand Road, Hadleigh  
Ipswich

Guide Price £330,000

# 9 Sarah Rand Road

Hadleigh, Ipswich

A beautifully presented three bedroom semi-detached house with a rear garden and off road parking and benefitting from solar panels. All forming part of the popular Weavers Meadow Development, located within walking distance of the centre of town.

As you enter the property, there is a hallway with doors to the sitting room and cloakroom and a staircase rising to the first floor. The sitting room has a window to the front, under stairs storage cupboard and an opening through to the dining room, which has a window to the rear overlooking the garden, door to the kitchen, built-in bench, which also houses the water softener and there are French doors leading through to the conservatory, which has windows to the rear overlooking the garden and French doors overlooking and leading out to the same. The kitchen has windows to the front and comprises a one and a half bowl sink unit inset into a range of modern work surfaces with stylish cupboards and drawers below, matching wall mounted cupboards, integrated oven with a four burner gas hob and extractor above, space for an American fridge/freezer, space and plumbing for dishwasher and washing machine, breakfast bar and door leading out to the rear garden.

On the first floor, there is a spacious landing with an airing cupboard, access to the roof space and doors to the bedrooms and bathroom.



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Bedroom 1 has a window to the front overlooking the play area and a door through to an en-suite shower room, which has a white suite comprising a low level wc, wash basin and shower enclosure. Bedroom 2 is also a double room with a window to the front and a storage cupboard and bedroom 3 is an L-shaped room with a window to the rear overlooking the garden. The bathroom has a white suite comprising a low level wc, wash basin and a panelled bath with a shower over.

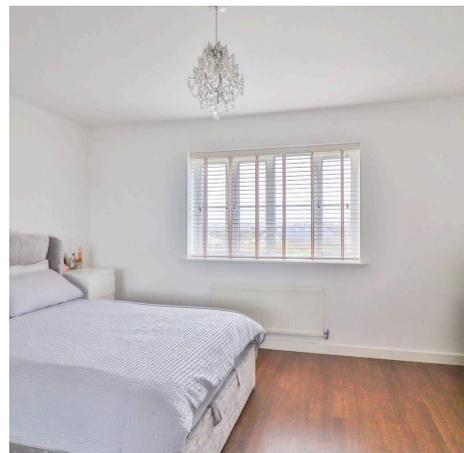
Outside, to the front, there is a driveway providing off road parking for one vehicle and a garden laid to lawn with side access leading to the rear garden, which is mainly laid to lawn with a patio seating area and a garden shed with light and power connected. All bounded by panelled fencing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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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.



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