



1 Sarah Rand Road, Hadleigh
Ipswich

Guide Price £430,000

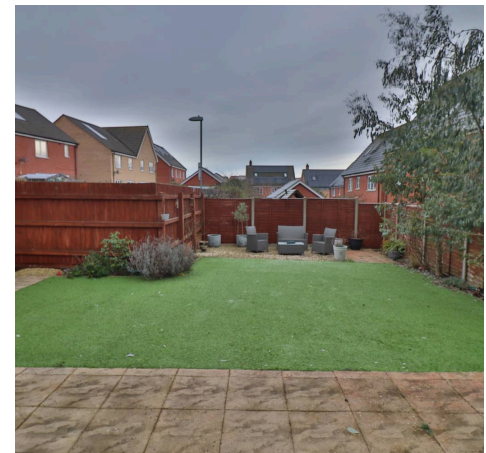
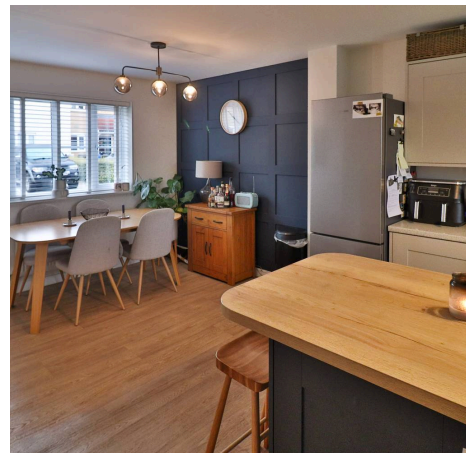
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A beautifully presented four bedroom detached house with sitting room, kitchen/dining room, utility room, ground floor cloakroom, first floor family bathroom and en-suite shower room, together with a detached single garage, off road parking and an attractive rear garden. The property also benefits from solar panels.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the cloakroom, kitchen/dining room and sitting room, which has a window to the front, French doors to the rear overlooking and leading out to the garden and a feature fireplace. The kitchen/dining room has dual aspect windows to the front and rear and comprises a stainless steel sink unit inset into a range of modern work surfaces with cupboards and drawers below, matching wall mounted cupboards, centre island breakfast bar with storage, integrated oven with four burner hob and extractor above, ample space for appliances and door to the utility room, providing extra space and storage and with a door leading out to the rear garden.

On the first floor, there is a landing with a window to the front and doors to the bedrooms and bathroom. Bedroom 1 has a window to the front and a door to an en-suite shower room. Bedroom 2 also has a window to the front and bedrooms 3 and 4 both have windows to the rear overlooking the garden. The bathroom has a window to the side and a white suite comprising a panelled bath with shower over, wc and wash basin.



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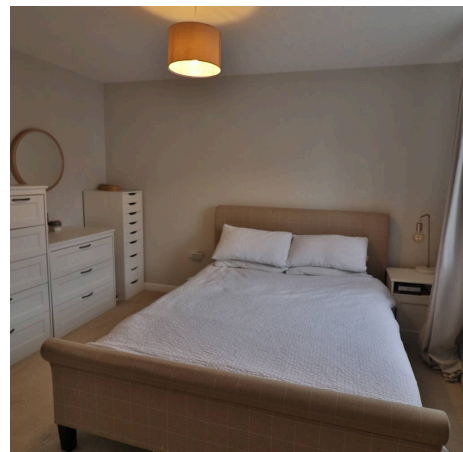
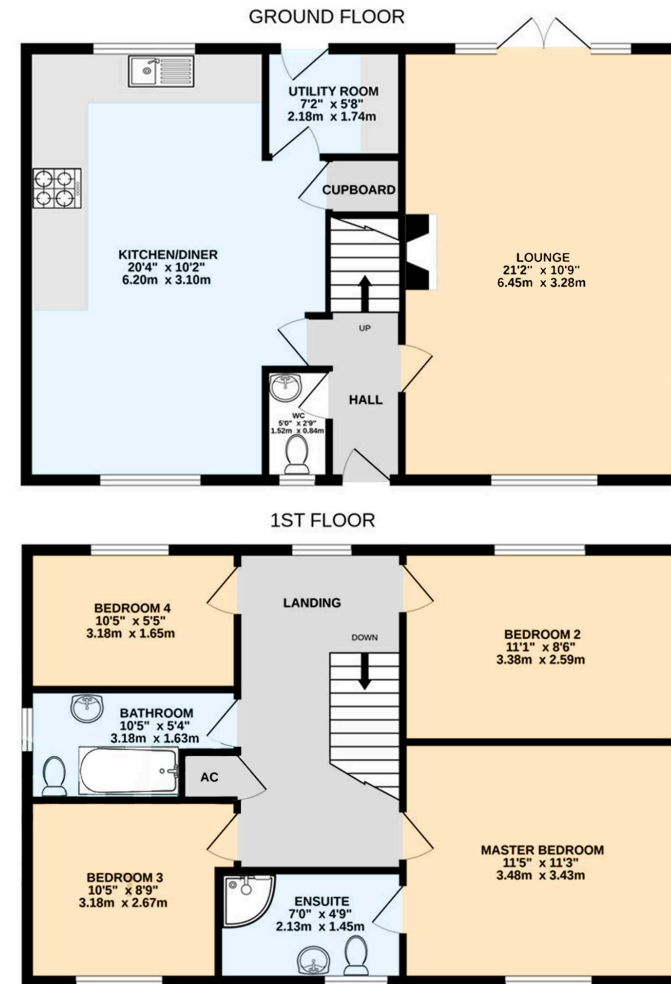
Outside to the front, there is a driveway providing off road parking for two vehicles, which leads to a detached single garage. There is an attractive garden to the rear, which is laid to astroturf lawn with a patio seating area and a further shingled seating area. All bounded by panelled fencing.

Council Tax band: D

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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