



16 Meadows Way, Hadleigh

Ipswich

Guide Price £350,000

# 16 Meadows Way

Hadleigh, Ipswich

No Onward Chain

A spacious and well presented three bedroom semi-detached house with living/dining room, kitchen, utility, study, ground floor cloakroom and a shower room on the first floor, together with low maintenance gardens and off road parking. All situated just a short walk from Hadleigh High Street.

The property benefits from double glazed windows throughout and gas fired central heating.

As you enter the property via a storm porch, there is an entrance hallway, which has a staircase rising to the first floor, door to the study/office and the living/dining room, which is a large L-shaped room with windows to the front and rear creating a well lit room, French doors overlooking and leading out to the rear garden and a door to the kitchen.

The kitchen comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, water softener, integrated oven with four burner gas hob and extractor over and space for fridge freezer. The utility room comprises a Butler sink with cupboard below, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, long cupboard housing the gas fired boiler and a breakfast bar with window to the rear overlooking the garden and a half-glazed door leading out to the same. The cloakroom comprises a wc and a vanity style wash basin.

On the first floor there is a landing with doors to the bedrooms, bathroom and an airing cupboard. Bedroom 1 has windows to the front and rear and an extensive range of fitted wardrobes with cabinets opening for TV space. Bedroom 2 has a window to



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Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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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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