



44 Ann Beaumont Way, Hadleigh  
Ipswich

£1,500 PCM

A four bedroom link-detached house with kitchen/breakfast room, three reception rooms, utility room, ground floor cloakroom, first floor bathroom and en-suite shower room, together with good sized gardens, an attached single garage and ample off road parking. All located in this desirable area of Hadleigh, not far from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the kitchen and reception rooms. The sitting/dining room has a bay window to the front, French doors overlooking and leading out to the rear gardens and a gas fireplace. The kitchen has a window to the rear overlooking the garden and comprises a sink unit inset into a range of worksurfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob and extractor above, fridge/freezer and further door to the garden room, which has windows to the rear overlooking the gardens, patio doors overlooking and leading out to the same, wood burning stove and door to the utility room, which has a further sink unit, washing machine and a range of storage cupboards. There is also a study with a window to the front and a cloakroom on the ground floor.

On the first floor, there is a landing with an airing cupboard, access to the roof space and doors to the bedrooms and bathroom. Bedroom 1 has a window to the front, built-in double wardrobes and a door to an en-suite shower room.



Bedroom 2 has a window the front and an extensive range of built-in bedroom furniture and bedrooms 3 and 4 both have windows to the rear overlooking the gardens. The bathroom has a window to the rear and a white suite comprising a panelled bath, wc, vanity wash basin and a glazed shower cubicle.

Outside, to the front, the garden is laid mainly to lawn and there is a long driveway providing off road parking for several vehicles and leading to an attached single garage. To the rear, the gardens are attractively designed with terraced areas and a central circular lawn, surrounded by flower beds and shrubs and bounded by a mixture of fencing and hedging.

Tenancy - The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of twelve months.

Deposit - Equivalent to 5 weeks rent.

#### Holding Fee

A holding fee equivalent to one week's rent is required to secure the property. This fee will be held for 15 days and either returned to you or used towards your first month's rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances:

1. You withdraw from the tenancy before the contract is signed.
2. You fail a right to rent check.
3. You provide false or misleading information.
4. You fail to provide the relevant information/documentation. to enable referencing to commence before the 15 day deadline.

Council Tax band: E EPC Energy Efficiency 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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