



44 Emmerson Way, Hadleigh  
Ipswich

Guide Price £275,000



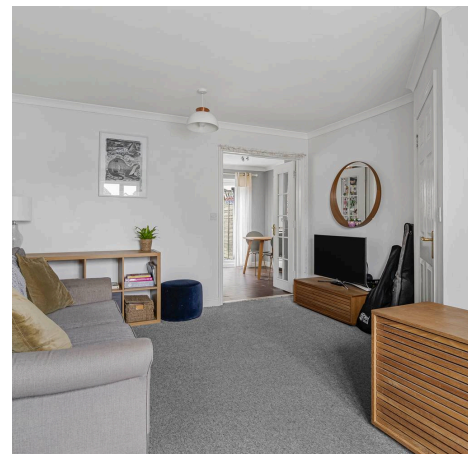
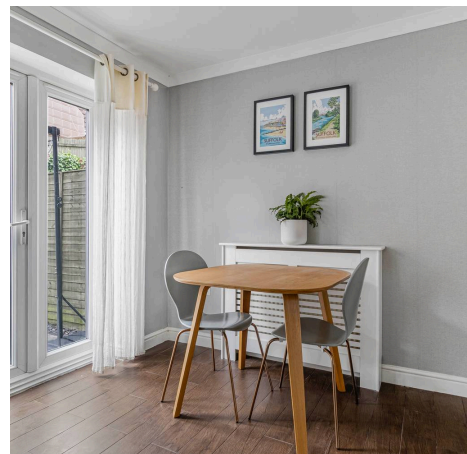
## 44 Emmerson Way

Hadleigh, Ipswich

A well-presented three bedroom semi-detached home located in a quiet residential area on the southern side of Hadleigh. The property offers well-balanced accommodation, a private low-maintenance garden, off-road parking and a versatile garage conversion.

The entrance hallway includes a cloakroom and stairs rising to the first floor. The sitting room is a light and comfortable space, with double doors featuring glazed panels opening into the kitchen/dining room at the rear. The kitchen is fitted with a range of modern units and includes a range-style cooker with gas hobs, space for washing machine, space for a dishwasher and space for a fridge-freezer. There is a useful understairs storage cupboard, and double doors from the dining area open directly onto the rear garden.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom is located at the front of the house and includes a storage cupboard and an en-suite shower room with cubicle, WC, and wash basin. Bedrooms two and three are positioned at the rear of the house, both benefitting from built-in storage cupboards. The third bedroom is ideal as a single room, study, or home office. The bathroom is fitted with a panelled bath and shower attachment, WC, and wash basin.





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Outside, the driveway provides parking for two vehicles and leads to a garage, the front section of which remains a traditional garage space. A partition wall separates this from the rear of the garage, which has been adapted into a store and a games room accessed via an attic ladder. A wooden side gate from the driveway provides access to the rear garden, where a door also leads into the garage. The rear garden is paved throughout in a courtyard style, offering a private and low-maintenance outdoor setting.

Hadleigh is a thriving market town with a wide range of independent shops, services, schools, and recreational facilities. The property is well located for access to the town centre, local countryside, and routes into Ipswich, Sudbury, and Colchester.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

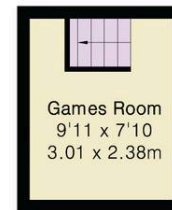
**Approximate Gross Internal Area 782 sq ft - 72 sq m  
(Excluding Garage)**

Ground Floor Area 391 sq ft – 36 sq m

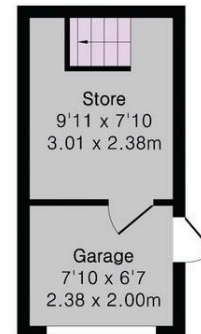
First Floor Area 391 sq ft – 36 sq m

Garage Ground Floor Area 131 sq ft – 12 sq m

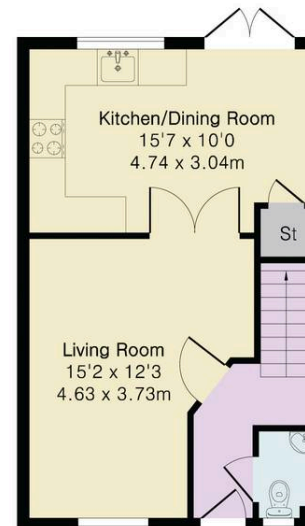
Garage First Floor Area 77 sq ft – 7 sq m



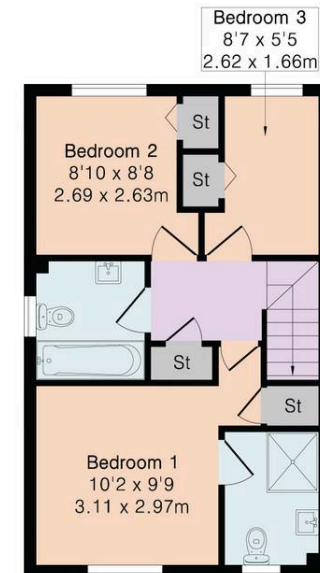
Garage  
First Floor



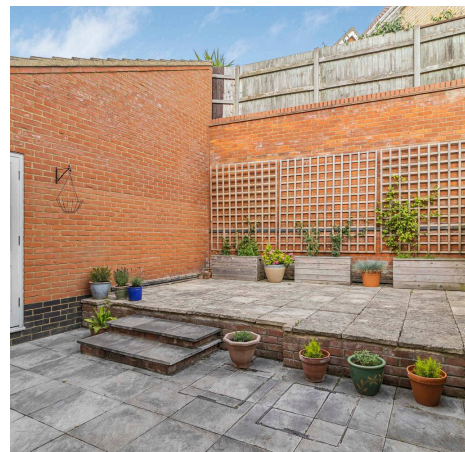
Garage  
Ground Floor



Ground Floor



First Floor



**FROST**  
& PARTNERS

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& P A R T N E R S

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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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