



40 Castle Road, Hadleigh  
Ipswich

Guide Price £375,000

# 40 Castle Road

Hadleigh, Ipswich

A very well presented detached bungalow offering spacious living accommodation including; kitchen/dining room, living room, conservatory, family bathroom and two bedrooms; one of which benefitting from a dressing room and an en-suite shower room, together with beautifully maintained and good sized gardens and off road parking for two vehicles. All located in this popular area of the market town of Hadleigh, within walking distance of the High Street.

As you enter the property, there is an enclosed porchway with windows to the front and side and a door to the hallway, which has doors to the kitchen/dining room, living room, bedrooms and family bathroom and two storage cupboards. The kitchen/dining room has a window to the rear overlooking the gardens, fully glazed door overlooking and leading out to the same and comprises a stainless steel sink unit inset into a range of modern worksurfaces with cupboards and drawers below, matching wall mounted cupboards, further built- in full-height storage cupboard, integrated oven with four burner hob and extractor above, integrated dishwasher, space for fridge/freezer and space and plumbing for washing machine. The living room has a contemporary electric fireplace and a window to the rear and French doors leading into the conservatory, which has surrounding windows to the rear overlooking the gardens and French doors overlooking and leading out to the same.



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Bedroom 1 has a window to the front, built-in double wardrobes and a door to the dressing room, which has a range of built-in mirrored wardrobes and a door to the en-suite shower room, which has a window to the front and a white suite comprising a low level wc, vanity style wash basin with storage below and a corner shower cubicle. Bedroom 2 has a window to the side and the family bathroom has a window to the side and a white suite comprising a low level wc with concealed cistern and side storage, vanity style wash basin with storage below and mirror above and a panelled bath.

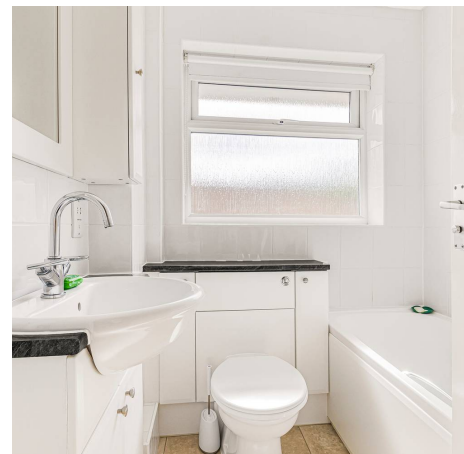
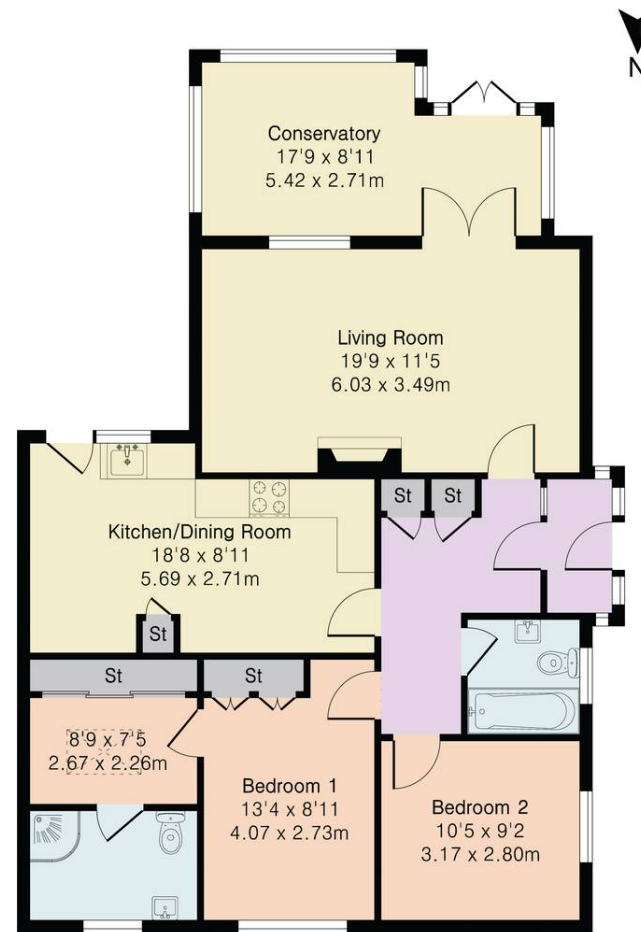
Outside, to the front, the garden is laid mainly to lawn with some mature shrubs and a pathway leading to the entrance door and rear access gate. There is also a driveway providing off road parking for two vehicles. To the rear, the gardens are also laid mainly to lawn with a variety of mature flower and shrub borders, patio seating area and two garden sheds. All bounded by a mixture of fencing and hedging.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Approximate Gross Internal Area 1062 sq ft - 99 sq m



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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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