



8 Castle Lane, Hadleigh  
Ipswich

Guide Price £475,000

# 8 Castle Lane

Hadleigh, Ipswich

A spacious and well-maintained four bedroom detached home occupying a highly regarded residential position within easy walking distance of Hadleigh's historic High Street. This attractive property offers generous and versatile living accommodation, complemented by mature gardens, off-road parking, and a double garage.

The property is entered via a welcoming hallway with stairs rising to the first floor. From here, there is access to a front-facing study, ideal for home working. A cloakroom is also located just off the hallway. The main living room enjoys both front and rear aspects, with a central feature brick fireplace and glazed sliding doors opening directly onto the rear patio. Double doors connect the living room to the dining room, creating a flexible and sociable layout well-suited to entertaining or family gatherings.

The kitchen can be accessed from both the hallway and dining room, and is fitted with a comprehensive range of storage cupboards and generous worktop space. There is an integrated fridge, a built-in cooker and hob, a circular breakfast bar, and a sink positioned beneath a window overlooking the rear garden. The gas-fired boiler is also located here. A side door leads out to the garden and into the adjoining utility room, which offers additional storage and plumbing for a washing machine.



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Upstairs, the first floor opens onto a spacious landing, giving access to four bedrooms. The principal bedroom enjoys views over the rear garden and features built-in storage along with en-suite shower room comprising a corner shower cubicle, WC and wash basin. The remaining bedrooms are all well-sized and share a generous family bathroom fitted with a panelled bath and shower attachment, WC and wash basin.

Outside, the property is approached via a well-stocked front garden with mature flower and shrubs with a pathway to the front door. To the right-hand side, a driveway provides off-road parking and leads to the double garage, which is equipped with light and power, an electric remote-controlled roller door and a personal door giving access to the rear garden. An iron gate on the opposite side of the house also provides a further route to the rear.

The rear garden is predominantly laid to lawn with a patio seating area. Well-stocked flower and shrub borders run along the fence line, and the garden benefits from good privacy. A greenhouse is also included.

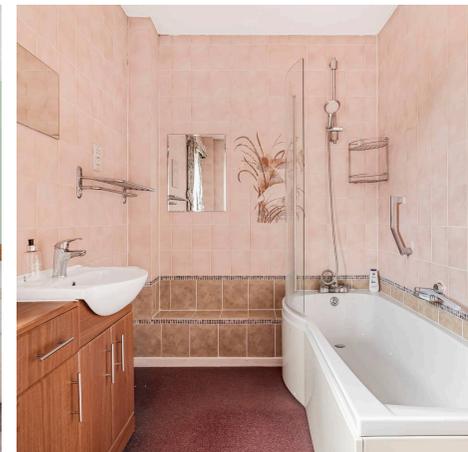
Council Tax band: E

**Approximate Gross Internal Area 1521 sq ft - 141 sq m  
(Excluding Garage)**

Ground Floor Area 789 sq ft – 73 sq m

First Floor Area 732 sq ft – 68 sq m

Garage Area 342 sq ft – 32 sq m



# FROST

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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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