



5 Raven Way, Hadleigh

Ipswich

Guide Price £535,000

5 Raven Way

Hadleigh, Ipswich

A beautifully presented three bedroom detached bungalow with spacious sitting room, kitchen/dining room/conservatory, bathroom and en-suite shower room, together with a detached single garage, ample off road parking and well maintained gardens. All situated just a short walk from Hadleigh High Street.

As you enter the property, there is a hallway with a utility cupboard with space and plumbing for a washing machine and space for tumble dryer above, further storage cupboard and doors to the bedrooms, bathroom, kitchen/dining room/ conservatory and sitting room, which has access through to the dining area, large window to the rear overlooking the garden and an attractive electric fireplace. The kitchen/dining room/conservatory has windows and bi-folding doors overlooking and leading out to the rear gardens, door out to to the side and comprises a sink unit undermounted into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated double oven, four burner hob with extractor above and a range of high quality integrated appliances.

Bedroom 1 has a window to the rear overlooking the gardens and a door to an en-suite shower room, which has a white suite comprising a low level wc, wash basin and shower enclosure. Bedroom 2 has a window to the front and a built-in wardrobe and bedroom 3 also has a window to the front.



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The bathroom has a window to the side and a white suite comprising a panelled bath and vanity unit incorporating; low level wc, wash basin and storage.

Outside, to the front, the garden is laid mainly to lawn with some mature shrubs and there is a driveway providing off road parking for three vehicles and leading to a detached single garage. To the rear, the gardens are laid mainly to lawn with a patio seating area, timber garden shed, small stream, an attractive timber planter, and some mature shrubs and trees. All bounded by a mixture of fencing and hedging and benefiting from meadowland views towards Lower Layham.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

**Approximate Gross Internal Area 1133 sq ft - 105 sq m
(Excluding Garage)**

Garage Area 140 sq ft – 13 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.



62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

01473 823456

sales@frostandpartners.co.uk

www.frostandpartners.co.uk