



37 Woodthorpe Road, Hadleigh  
Ipswich

Guide Price £365,000

# 37 Woodthorpe Road

Hadleigh, Ipswich

Situated within a popular residential area of Hadleigh and within easy reach of the town centre, this spacious and well-appointed four bedroom detached family home offers generous accommodation arranged over two floors, along with attractive gardens, parking and a detached summerhouse.

The property is entered via a welcoming entrance hallway with staircase rising to the first floor and doors leading through to the principal ground floor rooms. The sitting room is a comfortable space positioned at the front of the house with a large window allowing for excellent natural light, while the family room enjoys a dual aspect with views to both front and rear, offering flexibility for a variety of uses such as a dining room.

To the rear of the property, the kitchen/breakfast room enjoys a bright and open aspect with views across the gardens and French doors opening directly onto the decked terrace. The kitchen is well fitted with a range of work surfaces, base and wall-mounted units, an integrated fridge/freezer, electric cooker with hob and extractor, and space for further appliances including a dishwasher and washing machine. A ground floor cloakroom completes the accommodation at this level.



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On the first floor, the landing provides access to four bedrooms and a well-appointed family bathroom. The main bedroom is positioned at the front of the house and features a large picture window with views across the rooftops, along with a built-in double wardrobe. The second bedroom is a comfortable double room, also with garden views, while the third and fourth bedrooms offer ideal spaces for children, guests or working from home. The bathroom is fitted with a white suite including a panelled bath with electric shower over, pedestal wash basin, low level WC, and a deep airing cupboard housing the gas-fired boiler.

Outside, the property benefits from a private driveway providing off-road parking for two vehicles and access to an under-property storage area. A gate leads through to the enclosed rear garden, which features a large decked terrace perfect for outdoor dining and entertaining. Beyond, the lawned garden is bordered by mature planting and panelled fencing. A timber summerhouse with light and power connected sits at the end of the garden and offers further potential for a home office, studio or retreat.

This well-presented home is ideally located for families and professionals alike, combining practical living space with a quiet setting just a short walk from Hadleigh's shops, schools and amenities.

Council Tax band: D

Tenure: Freehold

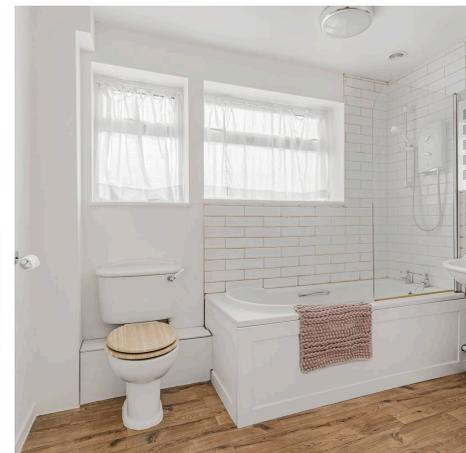
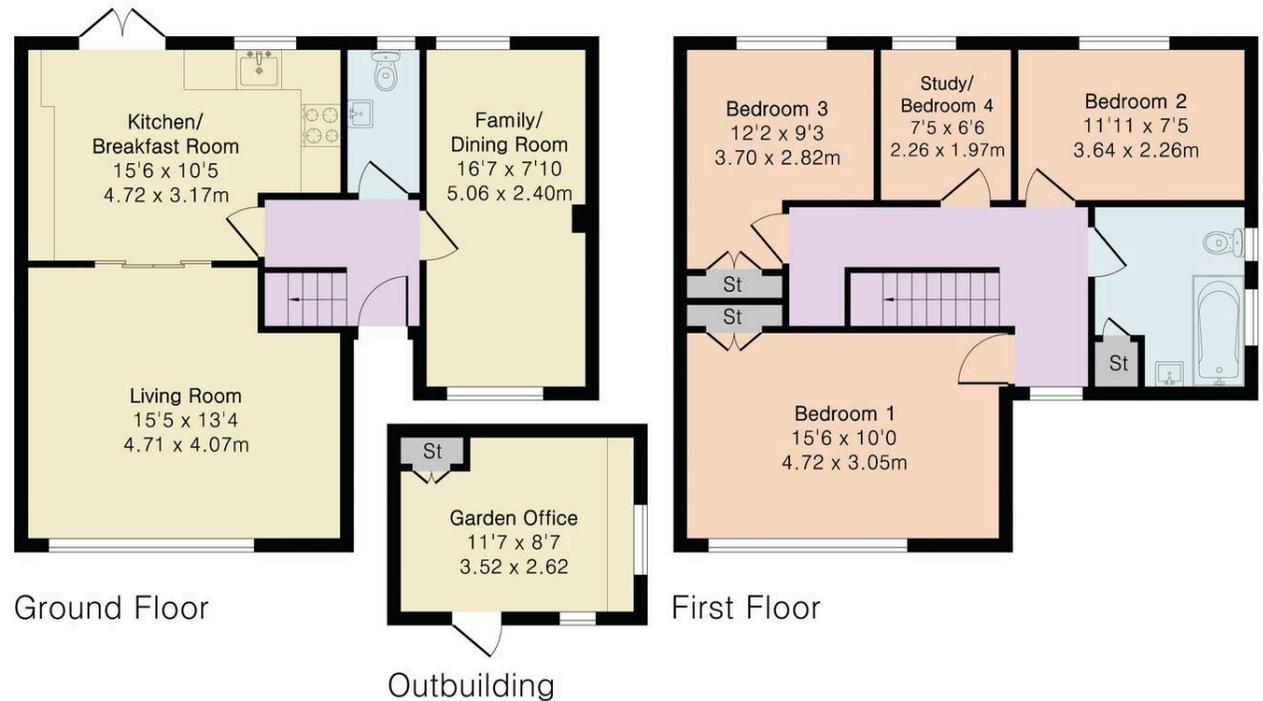
EPC Energy Efficiency Rating: C

## Approximate Gross Internal Area 1135 sq ft - 105 sq m (Excluding Outbuilding)

Ground Floor Area 561 sq ft – 52 sq m

First Floor Area 574 sq ft – 53 sq m

Outbuilding Area 99 sq ft – 9 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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