



30 Emmerson Way, Hadleigh
Ipswich

Guide Price £285,000

30 Emmerson Way

Hadleigh, Ipswich

Set within a popular modern development, this three bedroom semi-detached home provides well-appointed accommodation together with a private driveway, garage and enclosed rear garden. The property is well located for Hadleigh's schools, shops and town centre, while enjoying a quiet residential setting.

The property is entered via a welcoming hallway with staircase rising to the first floor and a cloakroom with WC and wash basin positioned to the side. From here, a door leads through to the sitting room, a bright and comfortable space with front aspect window and an electric flame effect fireplace. To the rear, the kitchen/dining room is fitted with a range of matching wall and base units and includes an integrated oven and grill, gas hob with extractor above, and space for a washing machine, dishwasher and upright fridge freezer. There is also ample room for a dining table and French doors opening into the conservatory, a versatile additional reception space that overlooks the garden.

On the first floor, the landing leads to three bedrooms and the family bathroom. The main bedroom is a generous double with the benefit of its own en-suite shower room, while the second bedroom is also a good-sized double. The third bedroom offers flexibility as a single room or study, ideal for those working from home. The family bathroom is fitted with a white suite including a panelled bath with shower over, wash basin and WC.



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Outside, the property benefits from a driveway providing off-road parking and access to the single garage. A pathway at the right-hand side of the house provides direct access to the rear garden, which is designed for ease of maintenance with steps rising to a paved terrace, creating an ideal area for outdoor seating and entertainment.

Hadleigh is a thriving market town, home to an excellent mix of independent shops, everyday services, schools and leisure facilities. The property is conveniently positioned for easy access to the town centre and surrounding countryside, while also offering straightforward routes to Ipswich, Sudbury and Colchester.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

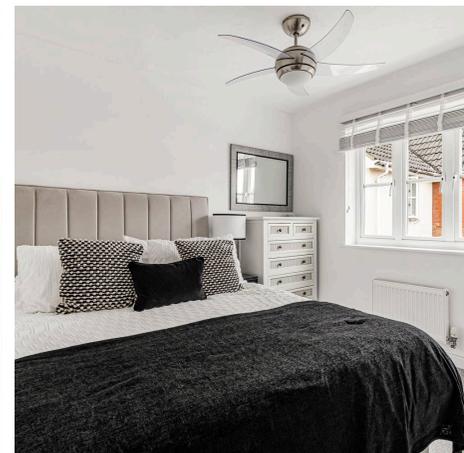
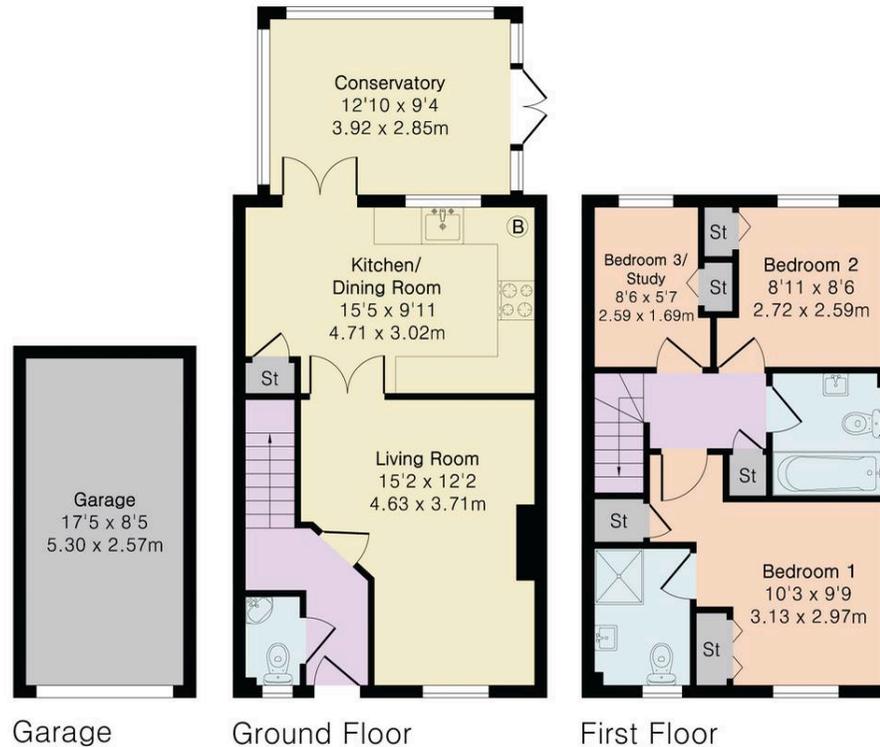
EPC Environmental Impact Rating:

**Approximate Gross Internal Area 915 sq ft - 85 sq m
(Excluding Garage)**

Ground Floor Area 522 sq ft – 48 sq m

First Floor Area 393 sq ft – 37 sq m

Garage Area 147 sq ft – 14 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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