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16 Meadows Way, Hadleigh
Ipswich

Guide Price £310,000

16 Meadows Way

Hadleigh, Ipswich

A spacious and well-presented three-bedroom semi-detached house offering a living/dining room, kitchen, utility room, study, ground-floor cloakroom, and a first-floor shower room. The property also benefits from low-maintenance gardens and off-road parking.

Ideally situated in the town, the house sits on flat terrain, allowing for a short, level walk to the town centre and its amenities, including a doctor's surgery, dentist, butcher, weekly market, Co-op supermarket, and library.

In addition to an active High Street, Hadleigh boasts a large supermarket, leisure centre, skate park, and several scenic walks such as the River Walk, Broom Hill, and The Railway Walk.

The property features double-glazed windows throughout and gas-fired central heating.

Upon entering via the storm porch, you step into an entrance hallway with a staircase rising to the first floor. A stairlift is currently in place, though it can be removed if not required. To the left is a door to the study, and straight ahead is the living/dining room.

Living/Dining Room (7.85m x 4.62m):

A spacious L-shaped room with windows to the front and rear, creating a bright and airy feel. It includes a large storage cupboard, access to the kitchen, and French doors opening onto the rear garden.

Kitchen (3.2m x 2.39m):

Fitted with a stainless-steel sink unit inset into work surfaces with cupboards and drawers below, water softener, integrated oven with four-burner gas hob and extractor above, and space for a fridge freezer.



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Utility Room (2.39m x 2.08m):

Features a Butler sink with cupboard beneath, space and plumbing for a washing machine and tumble dryer, wall-mounted cupboards, a tall cupboard housing the gas-fired boiler, a loft hatch for additional storage, and a breakfast bar with window overlooking the garden. A half-glazed door provides direct garden access.

Cloakroom:

Comprises a WC and vanity-style wash basin.

First Floor:

Landing with access to all bedrooms, shower room, airing cupboard and loft hatch with pull-down ladder leading to a partially boarded loft space.

Bedroom 1 (King) – 6.02m x 2.77m:

A dual-aspect room with windows to the front and rear, and an extensive range of fitted wardrobes, with cabinets opening allowing space for a TV.

Bedroom 2 (Double) – 3.48m x 2.77m:

A bright room with a large front-facing window and built-in cupboard/wardrobe.

Bedroom 3 (Single) – 2.41m x 1.98m:

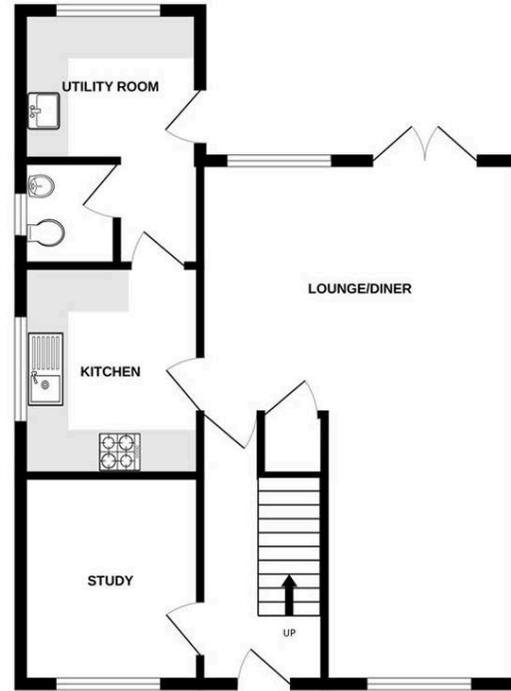
With a window overlooking the rear garden.

Shower Room – 2.5m x 1.4m:

Includes a rear window and white suite with WC, wash basin, and large shower cubicle.

To the front, a paved parking area offers off-road parking. A side gate provides access to the rear garden, which is mainly laid to patio and features a shed, mature shrubs, and trees, all enclosed by red brick walling.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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