



18 Castle Road, Hadleigh
Ipswich

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A well-maintained two bedroom detached chalet-style house offering generous and flexible living space together with attractive gardens, ample parking and a attached garage. The property enjoys a pleasant position within a popular residential area close to the town centre and provides comfortable and practical accommodation arranged over two floors. Built of traditional brick construction beneath a tiled roof, the property benefits from UPVC double glazing and gas-fired central heating throughout.

The entrance hall includes a useful storage cupboard and gives access to a well-proportioned family room with a large window overlooking the front of the property. From the hallway there is also a ground floor shower room fitted with a WC and wash basin, stairs rising to the first floor with understairs storage, and doors leading through to the kitchen and living areas.

The kitchen is fitted with a range of units and includes an integrated cooker with electric hob and extractor above. There is space for a fridge freezer, dishwasher and washing machine, together with a rear door providing access to the garden.

The living room is positioned at the centre of the property and features a gas fireplace as its focal point. An opening leads through to the extended and versatile dining/snug area, which has a large window overlooking the rear garden and sliding patio doors providing access outside.



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On the first floor, the landing gives access to two comfortable bedrooms and a shower room. The main bedroom includes extensive built-in storage, incorporating overhead cupboards above the bed. The second bedroom has views over the rear garden. The shower room is fitted with a WC, wash basin and shower enclosure.

To the front of the property is a lawned garden with a paved driveway to the left-hand side providing ample parking and leading to the attached garage, which has power and light connected.

The rear garden is laid mainly to lawn with steps leading down to the formal garden area. A paved terrace provides a pleasant seating area at the rear boundary of the garden. The space is enclosed by fencing and mature hedging, with side access to the right-hand side of the property.

Castle Road enjoys a sought-after position close to Hadleigh's amenities and open countryside, combining a quiet residential atmosphere with excellent access to the town centre.

Council Tax band: C

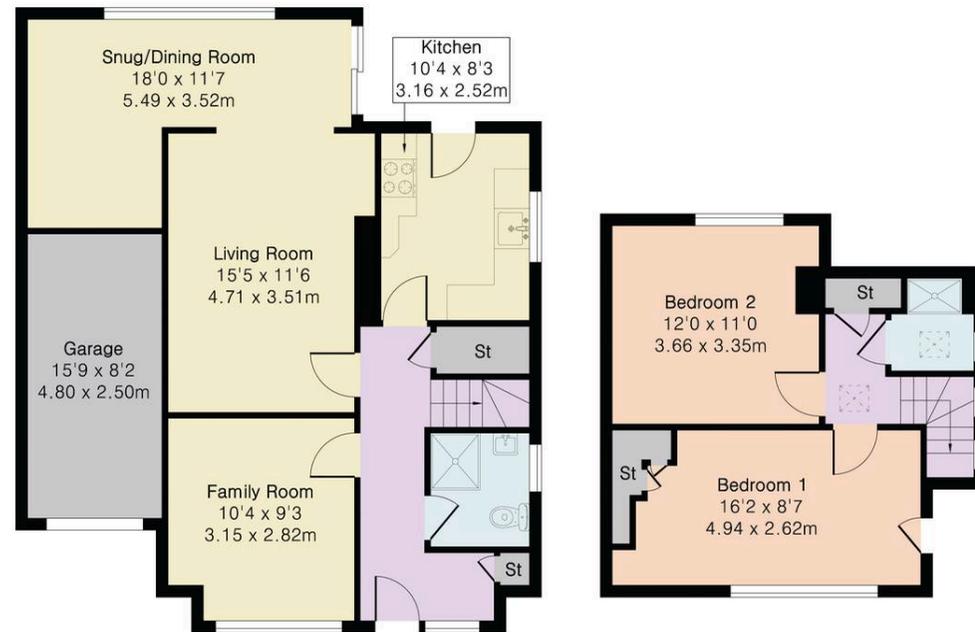
Tenure: Freehold

**Approximate Gross Internal Area 1048 sq ft - 97 sq m
(Excluding Garage)**

Ground Floor Area 690 sq ft – 64 sq m

First Floor Area 358 sq ft – 33 sq m

Garage Area 118 sq ft – 11 sq m



Ground Floor

First Floor



FROST

& P A R T N E R S

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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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