



9 The Green, Hadleigh
Ipswich

Guide Price £575,000

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Hadleigh, Ipswich

An individual and spacious detached bungalow set on a generous plot with an attached garage and workshop, situated in a desirable residential area just a short walk from Hadleigh town centre. The property has undergone a full programme of refurbishment throughout, creating a stylish and contemporary home with open-plan living and modern finishes. Built of traditional construction beneath a tiled roof, the bungalow benefits from new double glazing throughout and gas-fired radiator heating.

A welcoming entrance hallway provides access to all rooms within the bungalow and includes two useful storage cupboards, convenient cloakroom, together with access to a large boarded attic room with skylights. The attic provides excellent storage and offers potential for conversion to additional living accommodation, subject to the necessary consents.

The spacious living room is positioned to the front of the property and features large windows allowing for plenty of natural light and wall mounted power and aerial sockets.

The impressive open-plan kitchen and dining area has been newly fitted to create a modern and functional space. The kitchen includes a comprehensive range of units and solid oak work surfaces, together with a double oven, induction hob and integrated dishwasher. The dining area offers ample space for a family table and sliding doors lead through to the conservatory, which enjoys views over the rear garden and access outside.

A separate utility room provides additional work surfaces and space for appliances, with a glazed door giving access to the side of the property.



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The main bedroom is positioned to the rear with a pleasant outlook over the garden. The two remaining bedrooms are located to the front, both with large windows providing plenty of natural light.

The bathroom is modern and stylish, fitted with a contemporary white suite including bath with shower over, wash basin and WC.

Outside to the front of the property is a paved driveway providing ample off-road parking and leading to the attached garage with adjoining workshop with light and power connected.

The rear garden is of generous size and laid mainly to lawn, complemented by a paved seating terrace, small ornamental pond and a timber garden shed. The garden is enclosed by mature hedging and fencing, providing privacy and an attractive setting.

Note: There is a parcel of land to the side of the rear garden which can be purchased subject to separate negotiation.

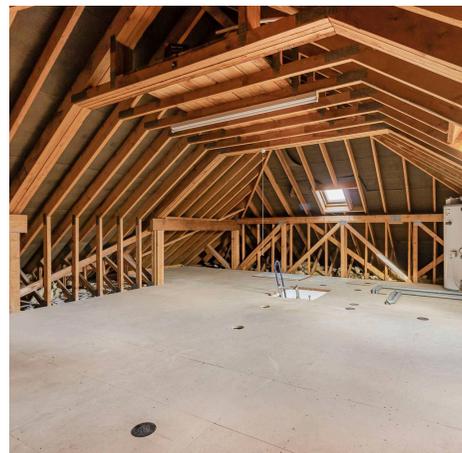
Hadleigh is a charming historic market town on the Essex/Suffolk border, approximately ten miles from Ipswich, fifteen miles from Colchester and about seventy miles from London. The town combines a strong sense of character—marked by over two hundred and fifty listed buildings—with a vibrant local high street of independent shops, cafés and two supermarkets.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

**Approximate Gross Internal Area 1387 sq ft - 129 sq m
(Excluding Garage)**
Garage Area 262 sq ft – 24 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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