



82 Mary Clarke Close, Hadleigh

Ipswich

Guide Price £230,000

## 82 Mary Clarke Close

Hadleigh, Ipswich

A beautifully presented and extended two bedroom terraced house, which has been freshly decorated, including a spacious sitting room, dining room/home office, kitchen, ground floor cloakroom and first floor bathroom, together with a low maintenance rear garden and two designated parking spaces. All located on this popular development on the outskirts of the town.

As you enter the property, there is a hallway with a staircase rising to the first floor, radiator and doors to the cloakroom, sitting room and kitchen, which has a window to the front and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers under, matching wall mounted cupboards, integrated oven with four burner hob and extractor above, space for washing machine and space for fridge/freezer. The sitting room has a deep built-in storage cupboard, radiator, spotlighting and opening leading to the dining room/ home office, which is fully sound proof with a vaulted ceiling and French doors overlooking and leading out to the rear garden and spotlighting. There is also a ground floor cloakroom with a window to the front and a white suite comprising a low level wc and pedestal wash basin with tiled splashback.

On the first floor, there is a landing with access to the roof space via a ladder and doors to the bedrooms and bathroom.



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Bedroom 1 has a window to the front, built-in double wardrobes, radiator and an airing cupboard housing the hot water cylinder. Bedroom 2 has a window to the rear overlooking the garden and a radiator. The bathroom has a window to the rear and a white suite comprising a panelled bath, wash basin, low level wc and a radiator.

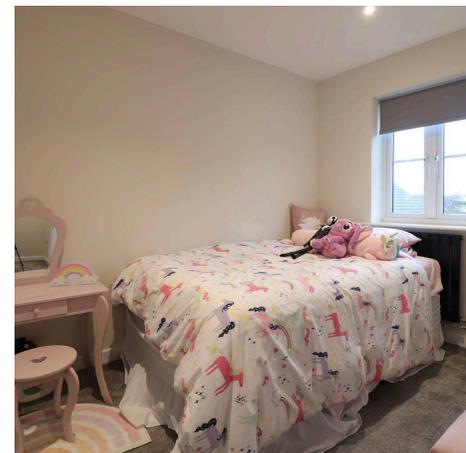
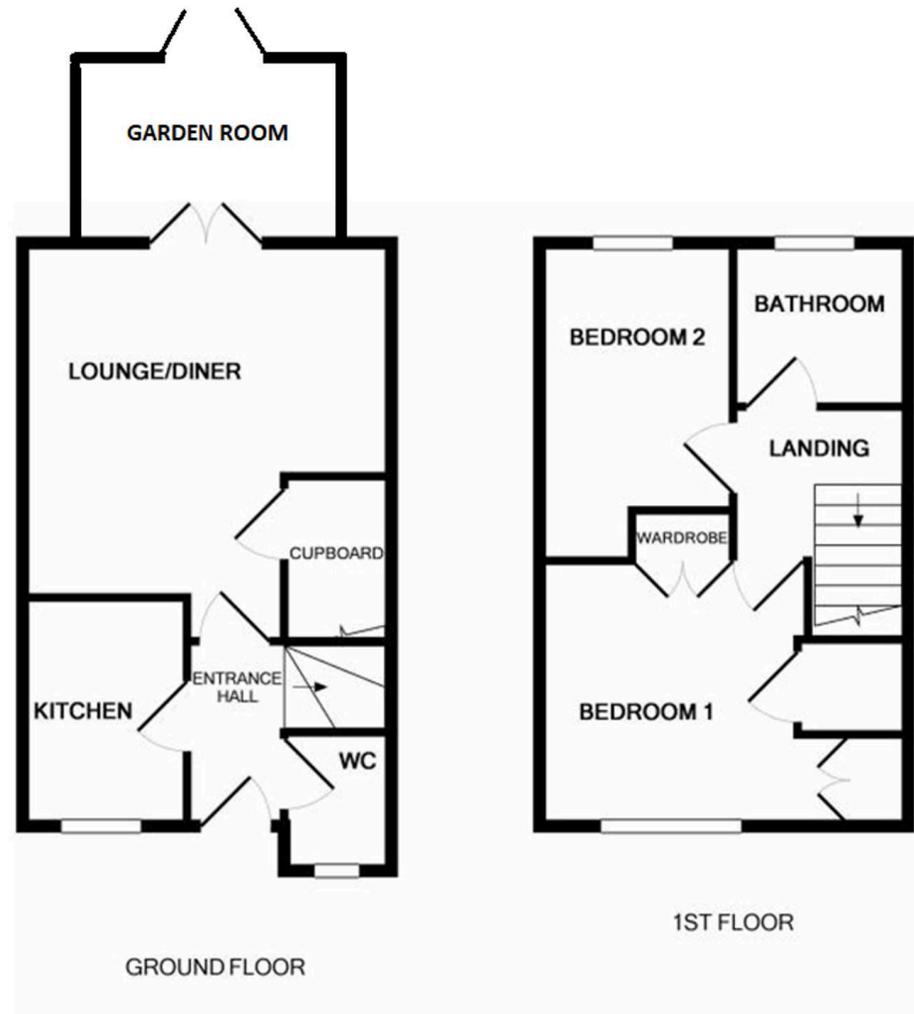
Outside, to the front there is a block paved driveway providing off road parking for one vehicle and a path leading to the front door. To the rear, the gardens are laid to patio with a garden shed and bounded by a mixture of panelled and close boarded fencing with a gate leading to a further parking space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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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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