



Plot 43 Partridge Road, Hadleigh
Ipswich

Guide Price £420,000

Plot 43 Partridge Road

Hadleigh, Ipswich

Plot 43 is a four bedroom detached home situated within the highly regarded Rose Manor development, an exclusive collection of properties built by the well-respected housebuilder Charles Church. The property is the popular *Mayfair* house type, known for its generous proportions, high-quality finishes and layout ideally suited to modern family living.

Description

Perfect for family life, the Mayfair offers flexible living space throughout. The heart of the property is the open plan kitchen/breakfast/family room, which is both spacious and light-filled. The kitchen is fitted with a bespoke range of units and includes a 5-burner AEG gas hob, AEG double oven with grill, integrated Electrolux fridge freezer, dishwasher and washing machine, along with a sink basin and a cupboard housing the gas-fired boiler. Dual French doors open directly onto the rear garden, making this an ideal space for everyday living and entertaining.

Further ground floor accommodation includes a front-aspect living room offering a comfortable and well-proportioned reception space, a separate dining room providing flexibility for formal dining or alternative use and a conveniently positioned downstairs WC.

To the first floor are four well-balanced bedrooms. The main bedroom benefits from its own en suite comprising a WC, sink basin and shower enclosure. Bedrooms two and three enjoy pleasant rear-facing views over the garden, with bedroom four benefiting from a built-in cupboard. The family bathroom is fitted with a panelled bath, WC, sink and a separate shower enclosure.



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To the rear, the property enjoys a lawned garden which is bounded by a mixture of panelled fencing and brick walling, offering a good degree of privacy. A wooden gate leads to a pathway providing access to the driveway, which offers off-road parking for two vehicles and continues through to the single garage with an up-and-over door, creating an additional parking space.

Location

Rose Manor is ideally positioned within the historic Suffolk market town of Hadleigh, a location highly regarded for its blend of character, community and convenience. Hadleigh offers a wide range of amenities including independent shops, cafés, public houses and restaurants, along with well-regarded schooling for all ages.

The town is surrounded by beautiful countryside, providing excellent walking routes and outdoor leisure opportunities, while still offering good connectivity. Nearby towns such as Ipswich, Sudbury and Colchester are easily accessible, with mainline rail services available from Ipswich providing direct links to London Liverpool Street. Rose Manor itself is thoughtfully designed, offering an attractive and well-maintained setting ideal for families and professionals alike.

Additional Information

Tenure is freehold and there is an annual service charge of approximately £167. The council tax band has not yet been made available by the local authority and will be confirmed post-occupation. A number of rooms throughout the property benefit from bespoke shutter blinds, adding to the overall quality and finish of the home.



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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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