



9 Woodthorpe Road, Hadleigh
Ipswich

£300,000

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Hadleigh, Ipswich

A well-presented three bedroom home offering bright and well-balanced accommodation, a garage, off-road parking and a thoughtfully arranged rear garden, situated within a popular residential location in Hadleigh.

Upon entering the home, a reception porch opens into the main living accommodation.

The living room is a bright and welcoming room, enhanced by a large front-facing window and stairs rising to the first floor, providing comfortable and practical living space.

The kitchen/dining room is well proportioned and offers ample worktop space, storage and room for appliances. A window overlooks the rear garden, while a side door provides access outside. The gas boiler is neatly housed within one of the kitchen cupboards. To the rear of the dining area is a snug/reading area, forming part of the extension added over the years, with double doors opening onto a paved seating area.

The first floor landing provides access to all bedrooms and the family bathroom.

Bedroom one is a generous double room enjoying far-reaching countryside views, with the benefit of built-in storage. Bedroom two is also a well-proportioned double room, positioned to the rear of the property overlooking the garden and benefitting from built-in storage. The third bedroom is a comfortable single room, well suited for use as a study, dressing room or home office.



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The bathroom is fitted with a white suite comprising a bath with shower over, WC and sink.

Outside to the front, the property has a slightly elevated driveway providing off-road parking for two vehicles, along with an area of front garden. The garage is fitted with an up-and-over door and benefits from light and power connected.

The rear garden features a paved seating area leading onto a lawned garden, complemented by attractive shrub borders and enclosed by timber fencing. A side gate provides access to the front of the property. A small pathway within the garden provides access through to a metal garden shed, with further features including a greenhouse, garden shed and a garden summer house.

Woodthorpe Road is a popular residential location within Hadleigh, offering convenient access to local amenities, schools and countryside walks. Hadleigh provides a wide range of shops, cafes and services, with further facilities available in nearby Ipswich and surrounding villages.

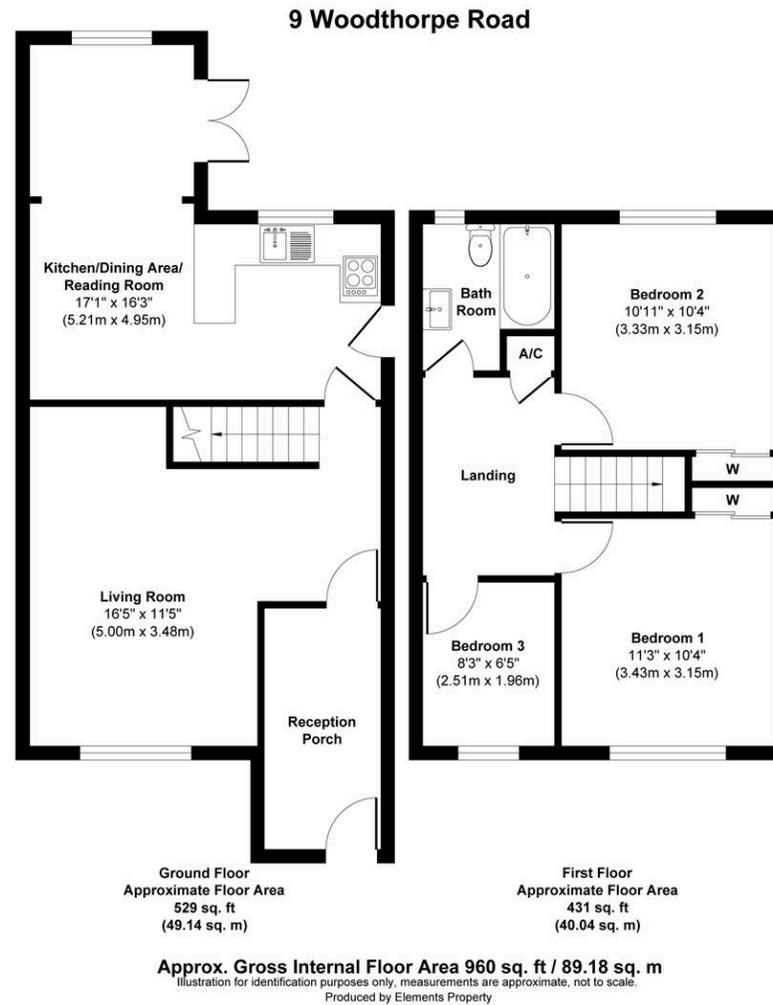
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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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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