



86 Mary Clarke Close, Hadleigh

Ipswich, IP7 6FD

Guide Price £265,000

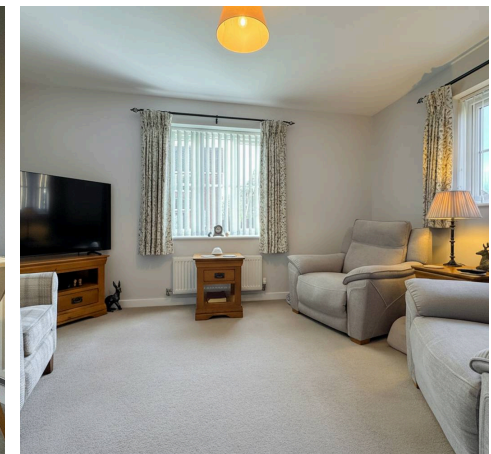
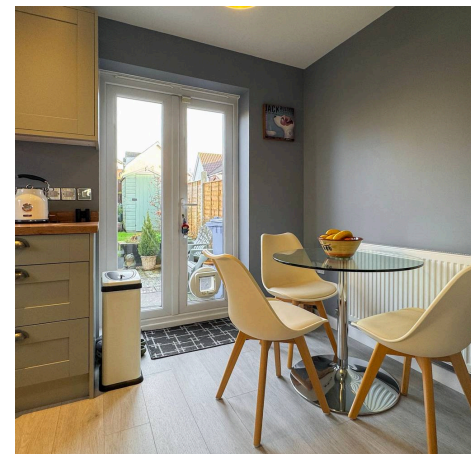
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Hadleigh, Ipswich

A beautifully presented two bedroom semi-detached house with sitting room, kitchen/dining room, ground floor cloakroom and first floor bathroom, together with gardens and off road parking for three vehicles. All located within this popular residential development in the market town of Hadleigh.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the kitchen/dining room, cloakroom and sitting room, which has dual aspect windows to the front and side and a large understairs storage cupboard. The kitchen/dining room has a window to the side, French doors overlooking and leading out to the rear garden and comprises a sink unit inset in to a range of solid wood work surfaces with cupboards and drawers below, matching wall mounted cupboards; one of which housing the gas combination boiler, integrated electric oven, four burner gas hob with extractor above, integrated dishwasher, space and plumbing for washing machine and space for fridge/freezer. There is also a cloakroom on the ground floor with a window to the side and a white suite comprising a low level wc and pedestal wash basin.

On the first floor, there is a landing with access to the roof space, airing cupboard and doors to the bedrooms and bathroom. Bedroom 1 has a window to the rear overlooking the garden and a range of fitted wardrobes. Bedroom 2, which is also a good size double, has a window to the front.



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The bathroom has a window to the side and a white suite comprising a low level wc, pedestal wash basin, panelled bath with shower over and a glazed screen.

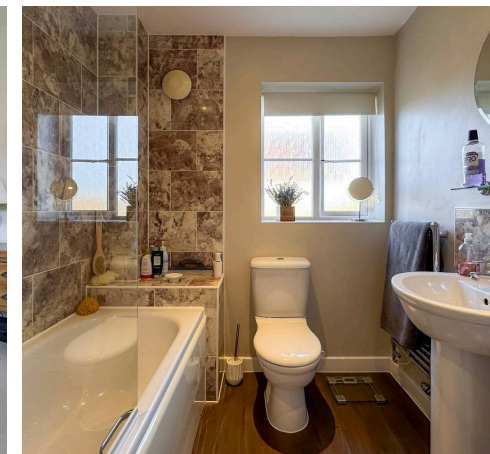
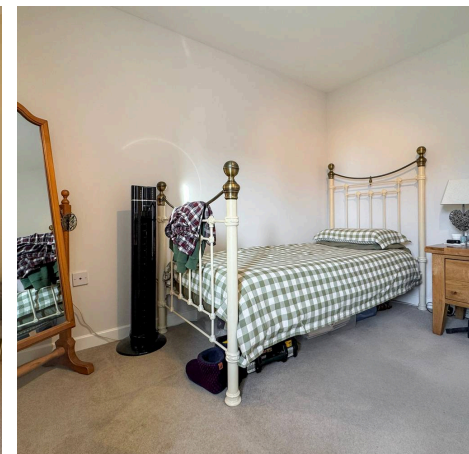
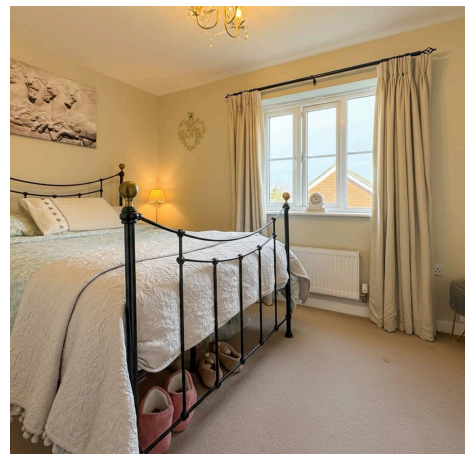
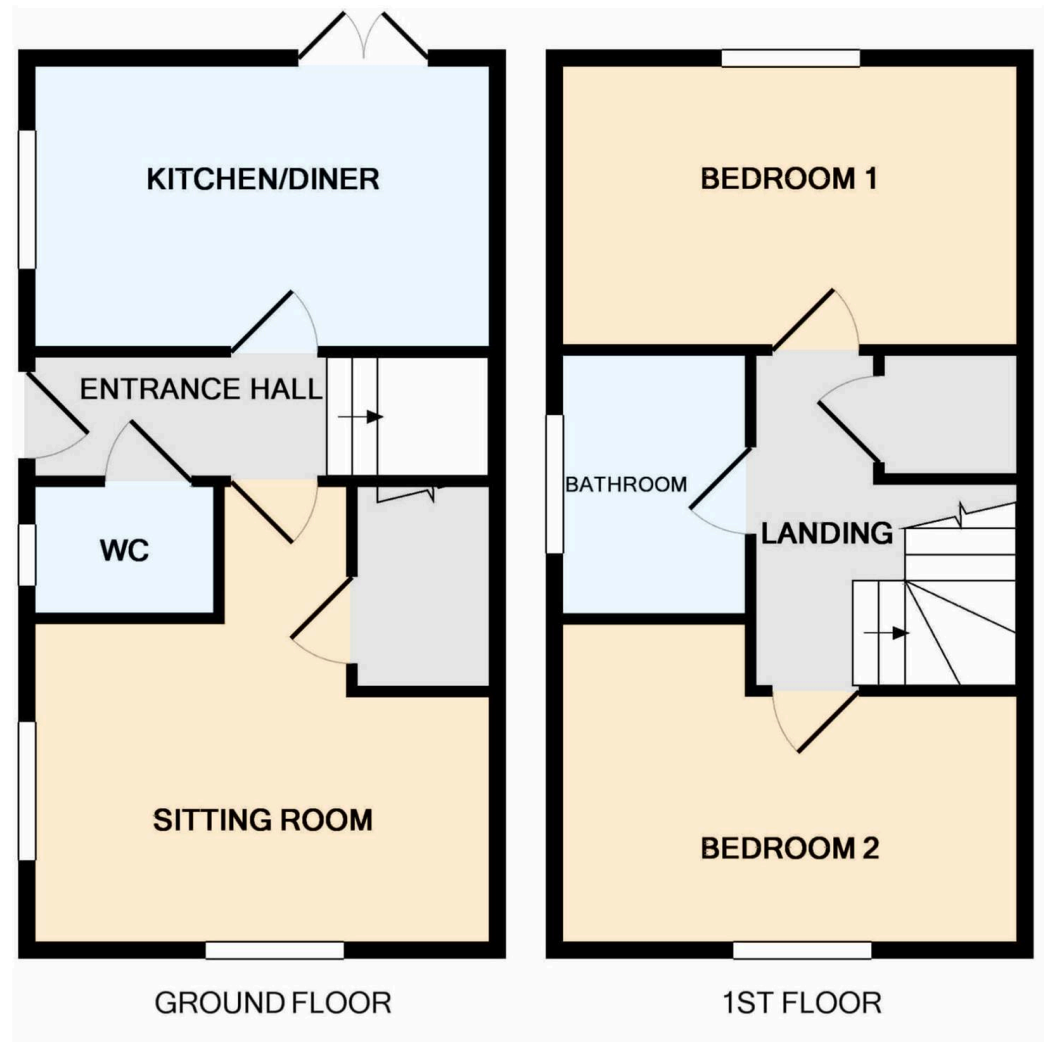
Outside, to the front there is a driveway providing off road parking for three vehicles and there are some lawned areas with mature shrubs, some low hedging and a rear access gate. To the rear, the garden is laid mainly to lawn with a patio seating area, two raised planters and a garden shed. All bounded by panelled fencing.

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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