

## Description

### Approximate Room Sizes

**THE PROPERTY** Upon entering the property, you are greeted by a hallway with access to the dining room and bathroom. The dining room features a staircase leading to the first floor and opens into a stunning sitting room, which is bathed in natural light and has French doors that overlook and lead out to the rear garden. The kitchen includes a stainless steel single drainer sink unit set into a range of countertops, with cupboards and drawers beneath, wall-mounted cabinets, and spaces for an oven, washing machine, dishwasher, and refrigerator. The bathroom is fitted with a white suite comprising a low-level WC, pedestal washbasin, and a panelled bath with a shower over it.

Upstairs, a small landing leads to the bedroom, which features a dormer window overlooking the rear, two storage cupboards (one housing the gas-fired boiler), and an en-suite shower room with a shower cubicle and washbasin.

Outside, the front driveway provides off-road parking and includes an electric car charging point. A side gate offers pedestrian access to the rear garden, which is primarily laid to patio with steps leading up the garden, framed by railway

sleeper retainers and panelled fencing.

Additionally, there is a designated off-road parking space for one vehicle in a private car park.

**THE LOCATION** Hadleigh, Suffolk is a picturesque market town located about 10 miles west of Ipswich, offering a blend of historical charm and modern amenities. With excellent transport links, including regular bus services and proximity to the A12 and A14, commuting is convenient.

The town's rich history is reflected in its several listed buildings, such as the medieval Deanery Tower and St Mary's Church. Hadleigh's architectural mix spans medieval to Victorian to modern styles, showcasing its prosperous past.

Families will find quality education at Hadleigh Community Primary School and Hadleigh High School. The Hadleigh Health Centre provides comprehensive healthcare services. The High Street features a variety of independent shops, cafes, and restaurants, along with cosy pubs.

Recreational activities include scenic walking trails along the River Brett and facilities like the Hadleigh Pool and Leisure Centre. Hadleigh combines

historical allure with modern conveniences, making it an ideal place to call home.

**AGENTS NOTE** Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Superfast broadband with download speeds of up to 49 Mbps and upload speeds of up to 12 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

KITCHEN 2.57m x 2.01m (8'5 x 6'7)

DINING ROOM 4.70m x 3.51m (15'5 x 11'6)

SITTING ROOM 4.04m x 3.56m (13'3 x 11'8)

BEDROOM 3.94m x 3.56m (12'11 x 11'8)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

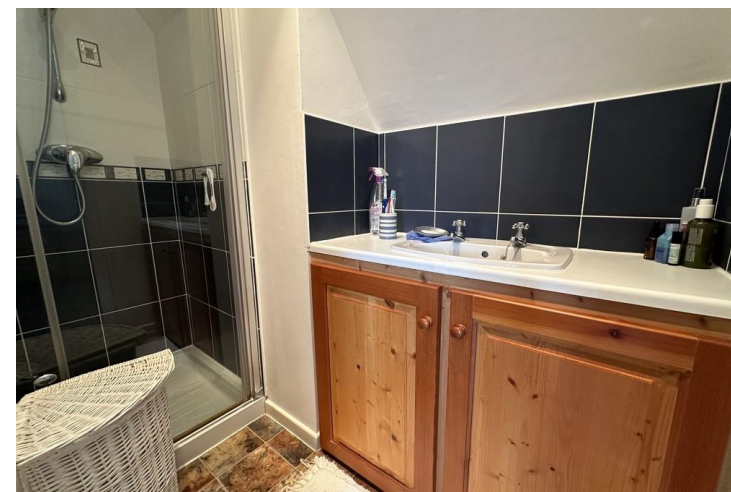
Tenure – Freehold

Post Code – IP7 5SJ

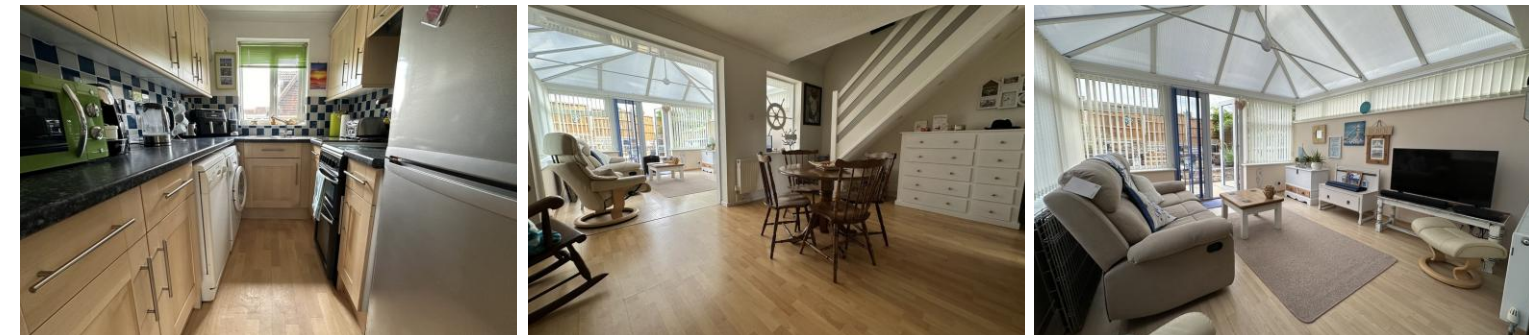
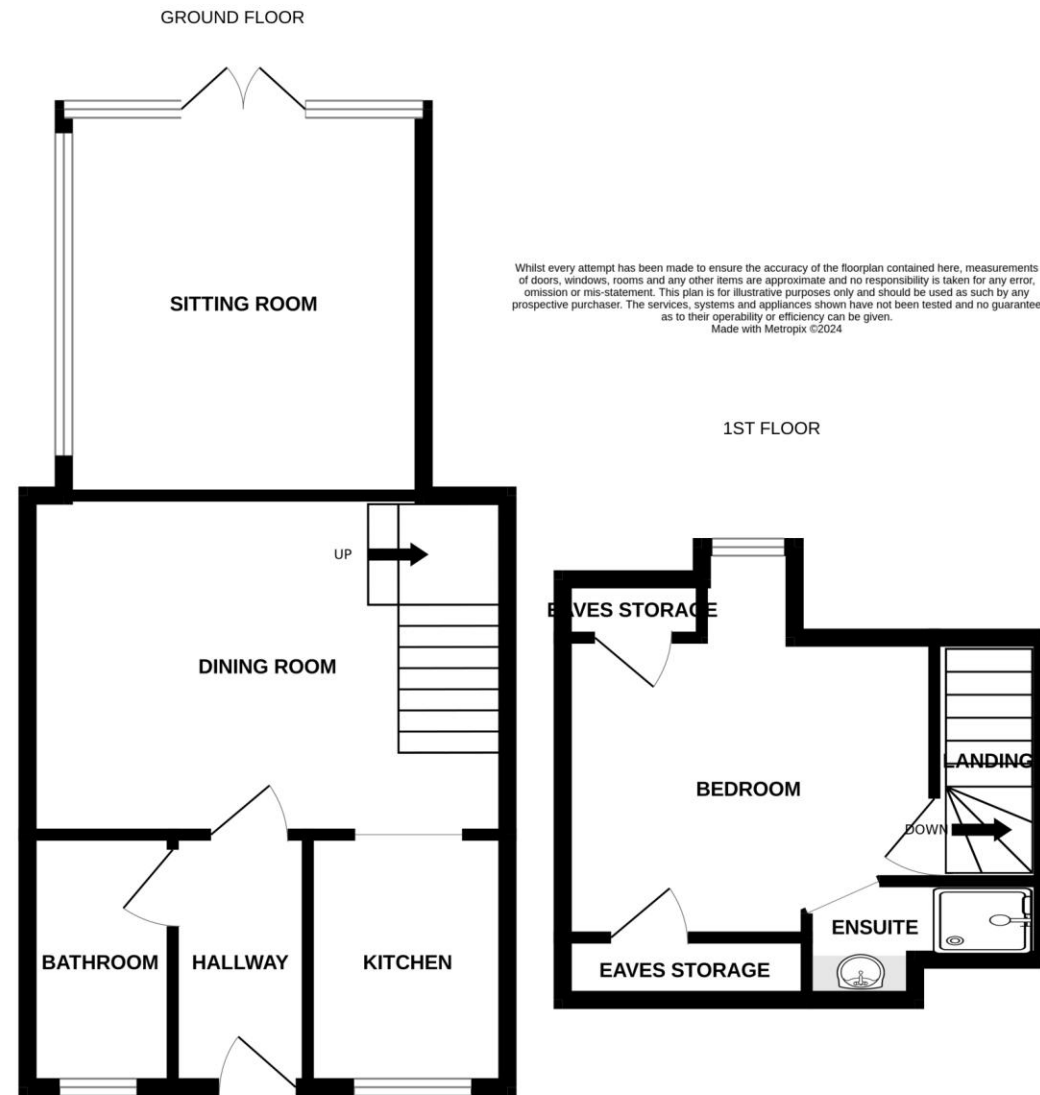
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Contact Details**  
 6 King Street, Sudbury, Suffolk, CO10 2EB  
 Tel: 01787 468400  
 Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Aylward Close | Hadleigh | IP7 5SJ

Offers In Excess Of £215,000

An extended semi-detached home, boasting a kitchen, spacious dining room, sitting room, ground floor bathroom and first floor bedroom with ensuite shower room. Off road parking and private rear garden. Walking distance to Hadleigh town centre and all of the amenities it has to offer.

- Extended Home
- Fitted Kitchen
- Spacious Dining Room
- Sitting Room
- Ground Floor Bathroom
- Bedroom With Ensuite
- Off Road Parking