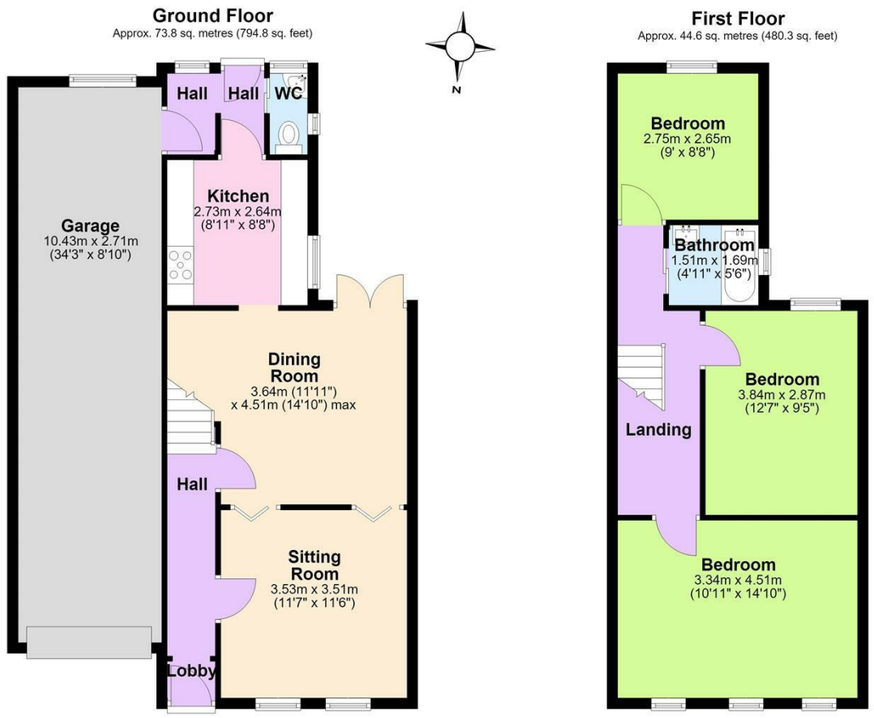
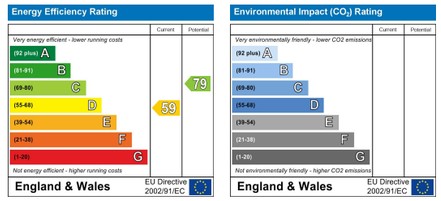


Total area: approx. 118.5 sq. metres (1275.1 sq. feet)



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.
Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE



85 Hadleigh Road, Ipswich IP2 0JN

£300,000

This SPACIOUS THREE bedroom DETACHED house presents an excellent opportunity for those seeking a family home with a gated driveway providing ample parking, 34ft double length garage/workshop, over 100ft south facing rear garden and NO CHAIN. Recently decorated throughout, new carpets, a BRAND NEW combi boiler, double glazed windows, offering considerable potential to update and make your own. Contact us now to book your viewing.







Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

85 Hadleigh Road, Ipswich, IP2 0JN

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

This SPACIOUS detached house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, large southerly gardens, this property is ideal for families or individuals looking for extra space. Conveniently located for the A12/14, train station, town centre, and a short walk to the local park.

Upon entering, you will find an entrance hall, two inviting reception rooms, kitchen, cloakroom, access to the double length garage/workshop, 3 double bedrooms and a bathroom upstairs. The freshly decorated interior, complemented by new carpets & LVT, create a warm and welcoming atmosphere that is ready for you to move in without delay.

Additionally, there is ample parking and the 34ft garage/workshop is a significant advantage, with potential to adapt into living accommodation or office space (stp). Further benefits include double glazed windows, a brand new combi boiler for the gas central heating/hot water and large southerly facing gardens.

In summary, this detached house on Hadleigh Road offers a perfect opportunity to create your own home. Do not miss the chance to make this lovely property your new home.

Double glazed door to

PORCH:
Door to

ENTRANCE HALL:
Stairs to 1st floor, radiator, doors to

LOUNGE: 11'7 x 11'6 (3.53m x 3.51m)
Double glazed window to front, radiator, feature fire place with surround and hearth (not in use) and access to dining room.

DINING ROOM: 14'10 x 11'11 (4.52m x 3.63m)
Double glazed window to rear, under stairs space, radiator, through to

KITCHEN:
Double glazed window to side, range of wall and base units, drawers, worktops, sink and drainer, gas hob, brand new electric oven, space for appliances, brand new LVT flooring, door to

LOBBY:
Double glazed door to outside, brand new Ideal combi boiler, door to garage. Brand new LVT flooring, door to

CLOAKROOM:
Double glazed window to rear, W.C, hand wash basin, brand new LVT flooring and a radiator.

1st FLOOR LANDING:
Useful cupboard, loft access with insulation, doors off

BEDROOM ONE: 14'10 x 10'11 (4.52m x 3.33m)
Double glazed window to front and a radiator.

BEDROOM TWO: 12'7 x 9'5 (3.84m x 2.87m)
Double glazed window to rear and a radiator.

BEDROOM THREE: 9 x 8'8 (2.74m x 2.64m)
Double glazed window to rear and a radiator.

BATHROOM:
Double glazed window to side, bath with shower over, hand wash basin, W.C, part tiled and a radiator.

OUTSIDE:
The property is set back from the road and approached via wrought iron double gates, opening onto a generous driveway providing ample off-road parking for several vehicles. The front garden is predominantly laid to gravel with established hedging and mature shrubs, providing an attractive setting. The driveway leads to a substantial attached garage.

A particularly impressive feature of the property is the substantial brick-built double length 34ft garage, offering excellent space for vehicle storage, a workshop or general storage. The garage benefits from an electrically operated roller door, lighting and a further door to the rear. Its generous proportions provide considerable versatility and potential for a variety of uses, subject to any necessary consents.

The south facing mature rear garden is exceptionally generous, offering an abundance of outdoor space and considerable potential. The garden is predominantly laid to lawn and enjoys an attractive selection of established trees, shrubs and mature planting, creating a pleasant, leafy setting with areas of natural shade and sunshine.

The mature trees and established boundaries give the garden a delightful sense of character, whilst offering an excellent opportunity for purchasers to further landscape and personalise the grounds to their own tastes.

EXTENSIVE PAVED PATIO

Immediately adjoining the property is a spacious paved patio area, providing an ideal setting for outdoor dining, entertaining and relaxation.

DOUBLE LENGTH GARAGE/WORKSHOP: 34'3 x 8'10 (10.44m x 2.69m)
Electric roller door, power and light connected, a courtesy door to the house.

IPSWICH OFFICE:
7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

AI Furnished image















