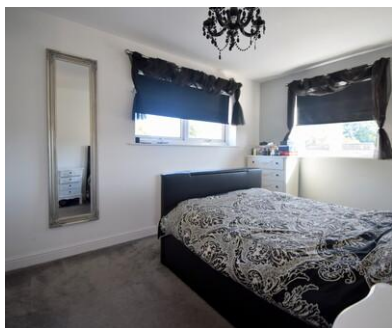


# Bychoice

ESTATE AGENTS



Woodthorpe Close, Hadleigh, Suffolk

£1,350

## Property Summary

Available in March! Bychoice is pleased to offer this well-presented three-bedroom detached home in the sought-after residential area of Hadleigh. The property features a spacious utility room, a convenient ground floor WC, and a separate family bathroom. Call now to

- Available March
- 3 Bedrooms
- Garage & Extensive Off Road Parking
- Ground Floor WC
- Separate Utility Room



### MAIN BEDROOM

Power points. Radiator. 2 Built in wardrobes. Windows to front & side aspect.

### BEDROOM 2

Radiator. Power points. Window to rear aspect.

### BEDROOM 3

Power points. Radiator. Window to front aspect.

### BATHROOM

White suite comprising low level flush WC, pedestal wash hand basin & panelled bath with shower over. Tile splash backs. Radiator. Window to rear aspect.

### OUTSIDE

Front: Large block paved driveway providing extensive off-road parking. Garage with remote operated up & over door. Side pedestrian access.

Rear: Large patio directly behind property with steps leading up to a lawn terrace retained by railway sleepers, further steps leading to another terraced area. Timber fence surround.

### ENTRANCE HALL

Wood flooring. Radiator. Stairs to landing.

### GROUND FLOOR WC

White suite comprising low level flush WC & wash hand basin with storage under. Tiled flooring & half tiled walls. Window to rear aspect.

### LIVING ROOM

Power points. Radiator. Television point. Window to front aspect.

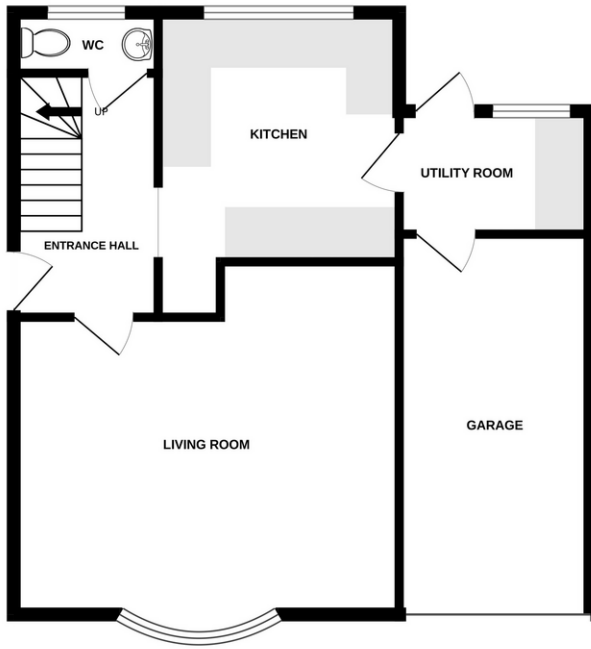
### KITCHEN/BREAKFAST ROOM

1 1/2 Bowl stainless steel sink unit with cupboard under. Extensive range of matching base & wall mounted units. Complementary work surfaces. Tile splash backs. Built in double oven/grill & 4 ring gas hob with extractor hood over. Power points. Radiator. Breakfast bar. Tile flooring. Space for fridge/freezer. Window to rear aspect. Door to:

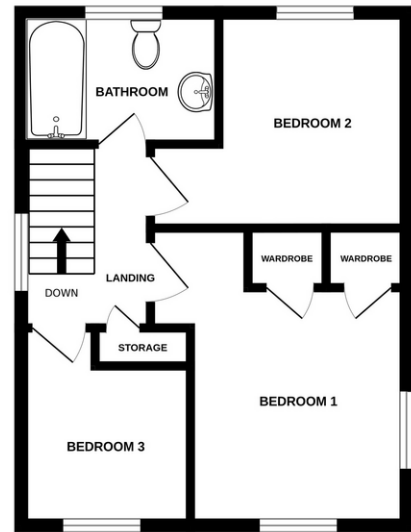
### UTILITY ROOM

Space & plumbing for washing machine & tumble dryer with work surface above. Power points. Wood flooring. Internal door to garage. Window to rear aspect. Door to rear garden.

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Additional Information

**Tenure:**

**Council Tax Band:**

**Local Authority:** Babergh District Council

**Post Code:** IP7 5JH

**Viewings by appointment only**

**Tel:** 01787 468400

**Email:** [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for 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.