



£230,000

Stockton Close, Hadleigh



THE PROPERTY

Offered with no onward chain, this one bedroom home is situated in the popular market town of Hadleigh. The entrance hallway leads to the ground floor accommodation, including the bathroom and living room. The living room is a generous, well-lit space with a front aspect window and is further enhanced by a rear sunroom, creating a bright and versatile area ideal for relaxing or entertaining.

The kitchen provides a good range of worktop space and storage units, along with integrated appliances including an oven, hob, extractor fan, dishwasher and washing machine. There is space for dining, making it a practical and sociable room. The property also benefits from a water softener.

The sunroom overlooks the rear garden and offers an additional seating area to enjoy throughout the year. The ground floor bathroom is positioned to the front and features an integrated unit incorporating a sink, WC and storage, together with a bath and shower over. Upstairs, the bedroom is well proportioned and includes a built-in storage cupboard. Air conditioning is installed and simply requires reconnecting.

Externally, the south-facing rear garden is designed for low maintenance, with a stoned area leading to an elevated patio ideal for enjoying the sun. A shed provides further storage.

THE LOCATION

Hadleigh is a picturesque Suffolk market town around 10 miles west of Ipswich, offering a blend of historic charm and modern amenities. With regular bus services and convenient access to the A12 and A14, commuting is straightforward.

The town features a range of independent shops, cafés, restaurants and traditional pubs, along with schooling, healthcare facilities and leisure amenities including scenic riverside walks and a local leisure centre.









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Approximate total area⁽¹⁾
737 ft²
68.4 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – Band B - Babergh District Council

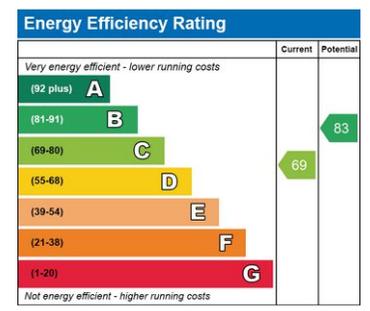
Tenure – Freehold

Broadband – (Superfast broadband with download speeds of up to 74 Mbps and upload speeds of up to 20 Mbps (Ofcom data))

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

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

Property Construction – Standard Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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