

# Bychoice

ESTATE AGENTS



Stockton Close, Hadleigh, Ipswich

£900

## Property Summary

Available now, this one bedroom home in Hadleigh, featuring a spacious living room, bright sunroom, well-equipped kitchen with integrated appliances and dining space, and a ground floor bathroom. Generous bedroom with storage. Low maintenance south facing

- Available now
- One bedroom property with integrated storage
- Allocated parking
- Spacious living room with front aspect window



### THE PROPERTY

This one-bedroom home is located in the popular market town of Hadleigh.

On entering the property, the hallway leads to the ground floor, including the bathroom and a spacious living room. The living area is bright and airy, with a front-facing window and a sunroom to the rear, creating a flexible space for relaxing or entertaining.

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

To the rear, the sunroom overlooks the garden and provides an additional seating area. The bathroom is located on the ground floor and includes a bath with shower over, along with a built-in unit with sink, toilet, and storage. Upstairs, the bedroom is well-sized and includes a built-in cupboard for extra storage.

Outside, the south-facing garden is low maintenance, with a stoned area leading to a raised patio—ideal for enjoying the sun. There is also a shed for additional storage.

### THE LOCATION

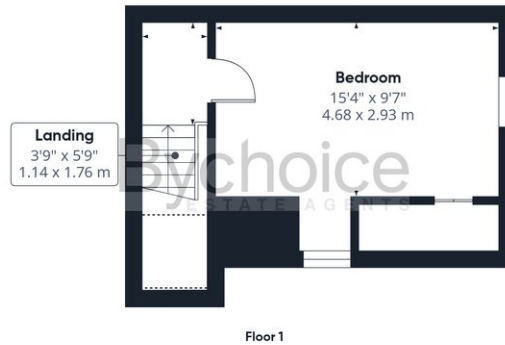
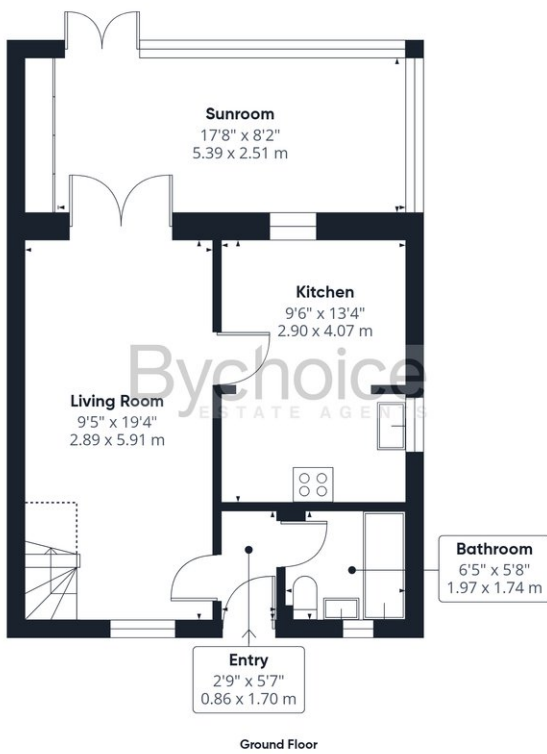
Hadleigh, Suffolk is a picturesque market town located about 10 miles west of Ipswich, offering a blend of historical charm and modern amenities. With excellent transport links, including regular bus services and proximity to the A12 and A14, commuting is convenient.

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.





**Approximate total area<sup>(1)</sup>**  
737 ft<sup>2</sup>  
68.4 m<sup>2</sup>

**Reduced headroom**  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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.

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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>		83
(69-80) <b>C</b>	69	
(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

**Council Tax Band: B**

**Local Authority: Babergh District Council**

**Post Code: IP7 5SH**

**Viewings by appointment only**

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