

# Bychoice

ESTATE AGENTS



Woodthorpe Road, Hadleigh

£1,300

## Property Summary

A spacious and well-presented three-bedroom home situated in the popular town of Hadleigh. The property benefits from a generous living room, separate dining room, fitted kitchen, large utility room, downstairs shower room, family bathroom, driveway parking, and a generous rear garden with side access. Conveniently located close to local amenities and transport links.

- Will be newly decorated
- Will have new flooring upstairs
- 3 Bedrooms
- Living room
- Separate dining room
- Utility room



### THE PROPERTY

Welcome to this spacious and well-presented three-bedroom home, ideally situated within the popular market town of Hadleigh. Offering generous accommodation throughout, the property is perfectly suited to both family living and entertaining.

The ground floor benefits from a bright and comfortable living room, alongside a separate dining room providing an ideal space for family meals or hosting guests. The kitchen offers ample storage and workspace and is complemented by a large utility room for added practicality. The property also benefits from a convenient downstairs shower room.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom, creating flexible and comfortable accommodation throughout.

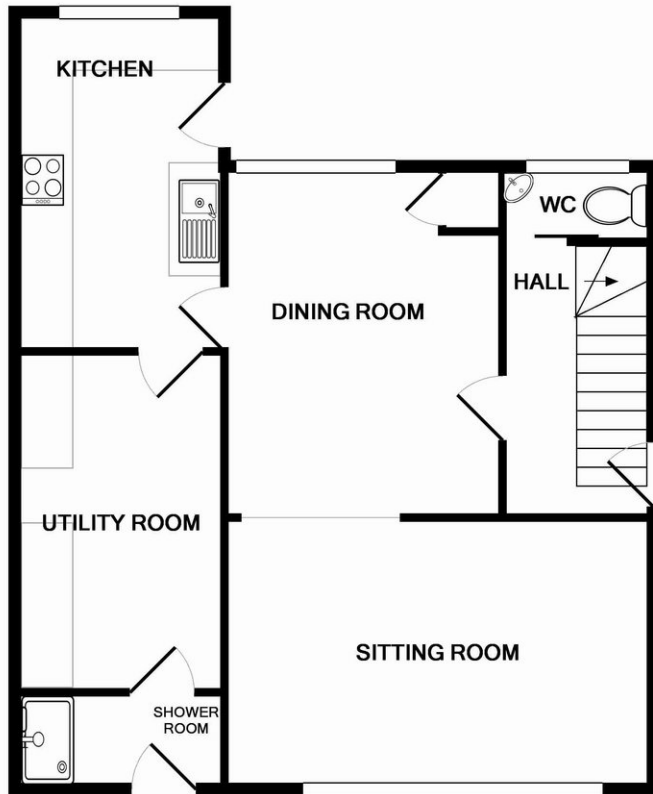
Externally, the property enjoys a generous rear garden with side access, providing excellent outdoor space for relaxing or entertaining. The home also benefits from a driveway offering off-road parking.



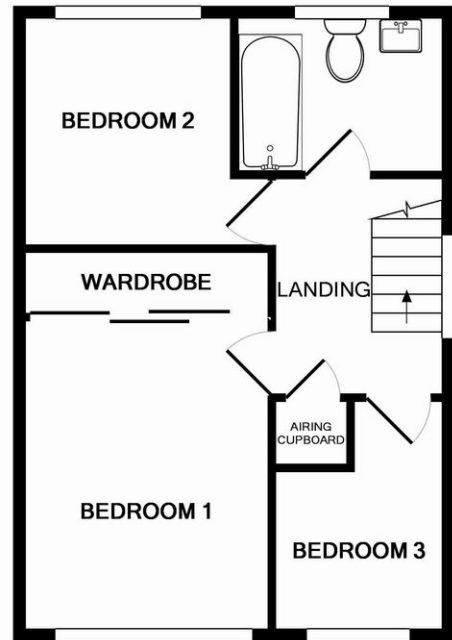
### THE LOCATION

Situated in the sought-after town of Hadleigh, the property enjoys easy access to a wide range of independent shops, cafés, supermarkets, and local amenities. Hadleigh is a charming Suffolk market town known for its strong community feel, historic character, and excellent access to nearby towns including Ipswich and Sudbury.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>                                   |         | 84        |
| (69-80) <b>C</b>                                   | 71      |           |
| (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:** C

**Local Authority:** Babergh District Council

**Post Code:** IP7 5HZ

**Viewings by appointment only**

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