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# 10 Ladbrook Close, Elmsett, IP7 6LD

## £600,000

### About the property

Originally completed in 2007, this executive property has been lovingly maintained by it's original owners since new. In recent years, the property has been subject to a substantial extension resulting in 5 double bedrooms on the first floor and 4 receptions on the ground floor, as well as kitchen/diner, utility room and WC. Throughout this home you get a real sense of space, from the entrance hall down to the current play room, there is an abundance of natural light which further enhances the already generously sized accommodation. The first floor part of the extension has created a large bedroom with vaulted ceiling and Juliette balcony which really does give the wow factor.

### Outside

There is a double garage located to the right hand side of the property with off road parking for 2 cars and an EV charging point.. The front garden is laid to lawn and bordered by low level hedging. The rear garden is laid primarily to lawn and has a good size patio area, space for a summer house & hot tub and is enclosed by timber fencing.

### Useful information

All mains services are connected to the property with the heating being gas fired via radiators (not tested by the agents). New boiler recently fitted and HIVE controls. The property has a band F council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///cheese.bake.nuptials. Broadband download speed up to 39 mbps and upload speed up to 8mbps (Source Ofcom). Mobile Network indoor coverage limited on O2 & Vodafone and no service on EE & Three. Outdoor coverage likely on all four networks (Source Ofcom). There is a maintenance charge for the development currently at £150 per year paid to the Elmsett Mill Management Company for maintenance of the private road, play park etc.









- Five Double Bedrooms
- Utility Room
- New Boiler Recently Fitted & HIVE Controls

- Four Reception Rooms
- En Suite, Bathroom & WC
- Immaculately Presented

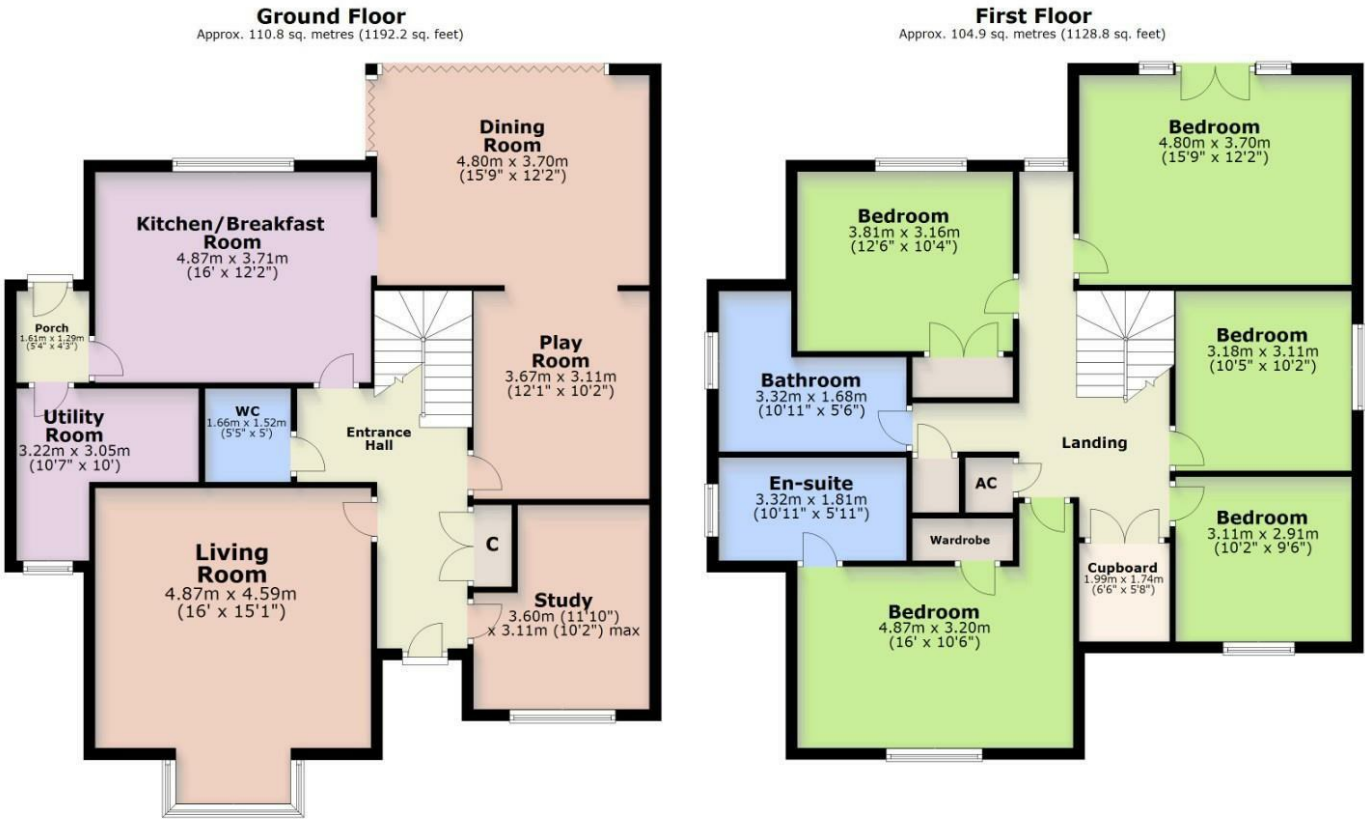
- Generous Sized Kitchen/Diner
- Double Garage & Parking
- EV Charging Point







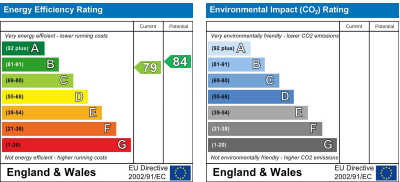
Floor Plan



Total area: approx. 215.6 sq. metres (2321.0 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

EPC



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