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15 Woodthorpe Road, Hadleigh, IP7 5HZ

£295,000

About the property

Set in one of Hadleigh's most popular areas, this smartly presented three-bedroom semi-detached home offers easy access to local schools and is just a short stroll from the High Street.

Inside, a welcoming reception porch provides space for coats and shoes and leads to a handy downstairs WC. The living room is light and inviting, with a large front window and a door opening through to the impressive kitchen/dining room — the real heart of the home. There's plenty of space for a dining table and chairs, while double doors bring in natural light and open straight onto the garden. The kitchen is fitted with cream shaker-style units and includes a range of integrated appliances — fridge/freezer, double oven and gas hob — as well as ample storage, making this a lovely, easy-to-live-in home that's ideal for families or anyone looking to enjoy Hadleigh living at its best.

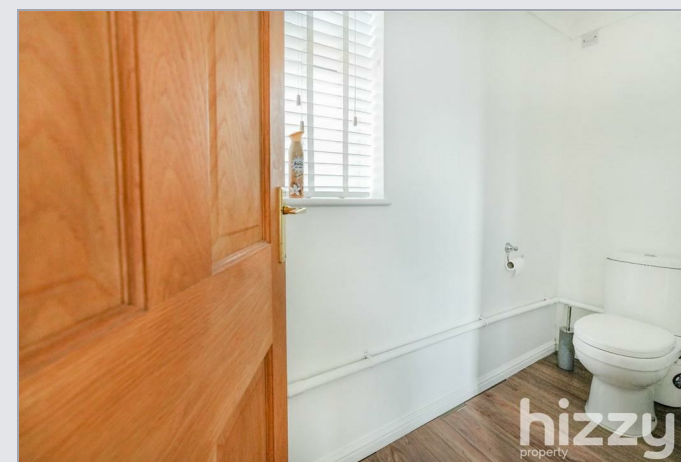
Upstairs, there are three bedrooms, including two doubles with built-in wardrobes and a comfortable single, all served by a stylish modern shower room.

Outside

Outside, the home enjoys a lawned front garden and driveway parking leading to a garage. The enclosed side passage between the house and garage has been cleverly covered and enclosed at both ends, creating a secure utility area with direct access to the rear. The rear garden feels private and well-designed, featuring two paved terraces for outdoor seating and dining, plus a lawn. The property also benefits from a CCTV system, providing added peace of mind.

Useful info

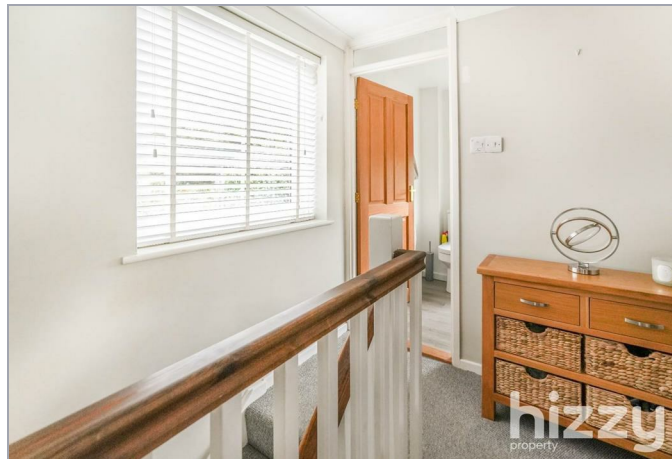
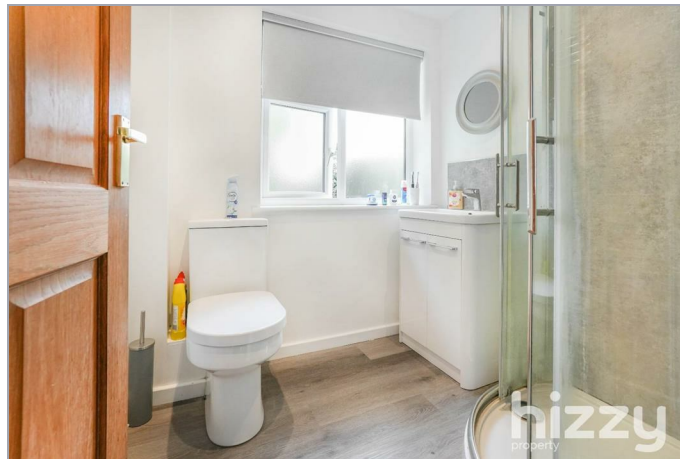
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). The owner advises us that a new boiler was installed in 2022. Currently a band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///bagpipes.poet.liner](#). Broadband download speed up to 80mbps and upload speed up to 20mbps (source Ofcom). Mobile Network, EE, O2, Three and Vodafone all good outdoors. Indoor coverage good on O2 and variable on EE (Source Ofcom). Please Note that no services have been tested by the agents.





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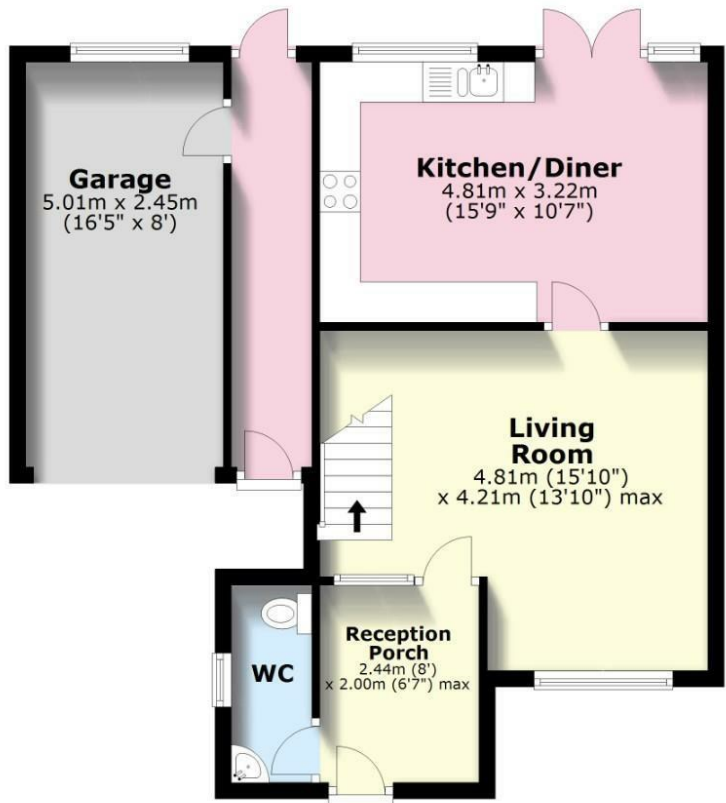
- Lovely three-bedroom semi in a popular Hadleigh spot
- Light, comfortable living room with a large front window
- Two double bedrooms with wardrobes plus a single
- Great location close to schools and the High Street
- Open-plan kitchen/dining space — perfect for family life or entertaining
- Rear garden, driveway and garage
- Welcoming porch with storage and downstairs WC
- Cream shaker-style kitchen with integrated appliances
- Handy utility area and CCTV for added peace of mind



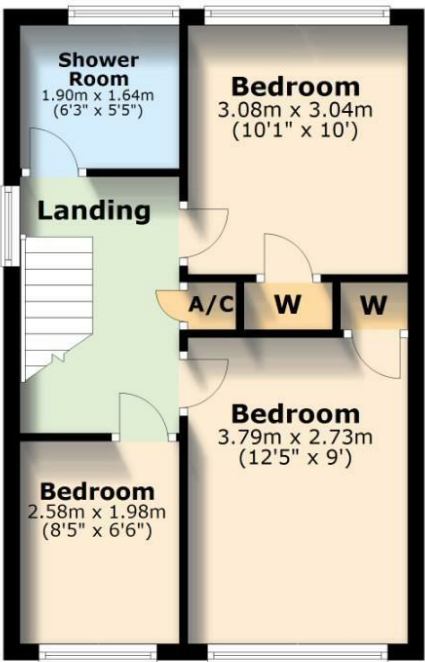


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Ground Floor

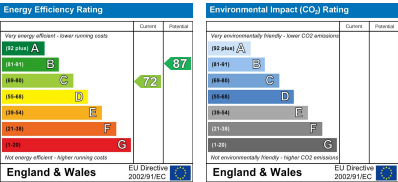


First Floor



Total area: approx. 94.5 sq. metres (1017.6 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



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