



**Hizzy**  
ESTATE AGENTS

# 32 Emmerson Way, Hadleigh, Ipswich, IP7 6DJ

## £285,000

### About the property

Offered with no onward chain, this generously sized three double bedroom link-detached home is conveniently located on a popular development just a short distance from Hadleigh's High Street, local amenities, and a nearby primary school. Whilst it is fair to say that the property would benefit from some cosmetic updating, it offers excellent potential to create a superb family home in a highly convenient and desirable location. The accommodation has been enhanced by the conversion of the integral garage into additional living space, creating a spacious open-plan living/dining area with twin double doors opening onto the rear garden. There is also a fitted kitchen and a useful downstairs WC. Upstairs, the property offers three double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms. An excellent opportunity for buyers looking to put their own stamp on a well-located family home, and early viewing is highly recommended.

### Outside

Outside, the rear garden is laid mainly to paved patio, along with a further raised paved seating area and a garden shed. Please note: the garages shown to the left and right of the property belong to neighbouring properties.

### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). 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 [///buying,jingles.anchovies](https://www.what3words.com/#!/en/0G9G-0G9G-0G9G). Broadband download and upload speed up to 1000mbps (source Ofcom). Mobile Network, EE and O2 good outdoor and variable in-home. Three and Vodafone good outdoor coverage (Source Ofcom). Please Note that no services have been tested by the agents.



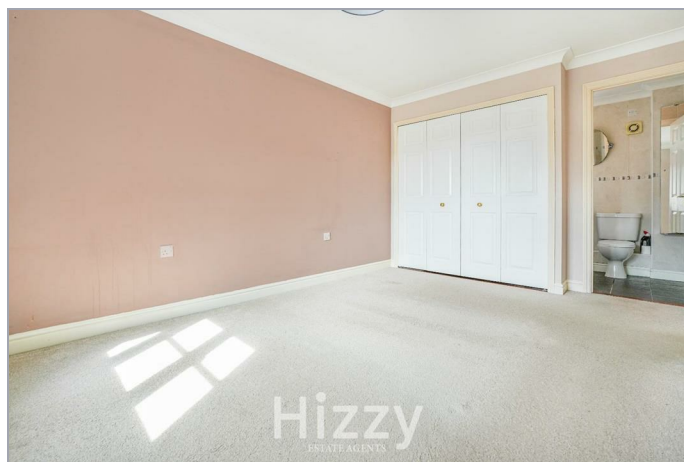


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- No onward chain
- Close to Hadleigh High Street and amenities
- Principal bedroom with en-suite

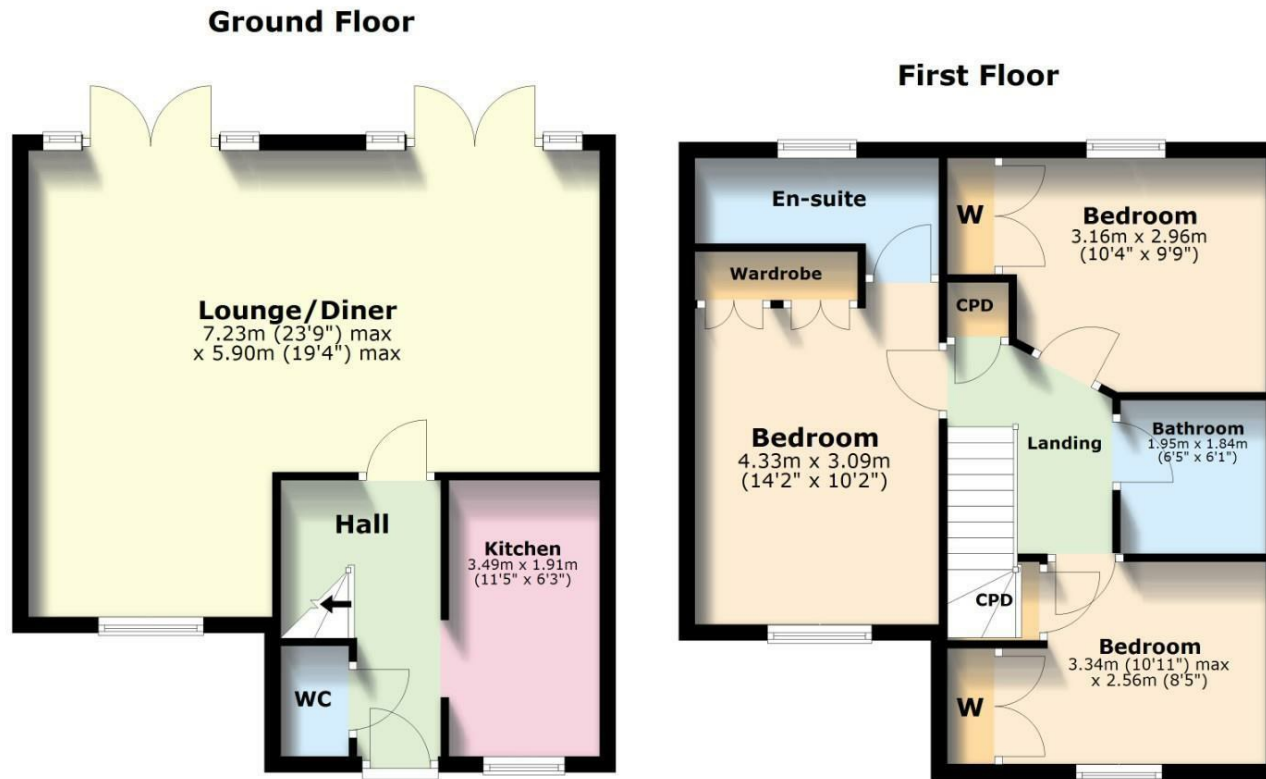
- Three double bedroom link-detached home
- Requires some cosmetic updating
- Rear garden with patio and shed

- Popular residential development
- Spacious open-plan living/dining area
- Nearby primary school





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Total area: approx. 99.5 sq. metres (1071.3 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
105-149 <b>A</b>		105-149 <b>A</b>	
81-104 <b>B</b>		81-104 <b>B</b>	
62-80 <b>C</b>		62-80 <b>C</b>	
43-61 <b>D</b>		43-61 <b>D</b>	
22-42 <b>E</b>		22-42 <b>E</b>	
9-21 <b>F</b>		9-21 <b>F</b>	
1-8 <b>G</b>		1-8 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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