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# 14 Orson Walk, Hadleigh, IP7 6FQ

## £285,000

- Smart Semi Detached Home
- Two Allocated Parking Spaces
- Bathroom, En Suite & WC
- Living Room to the Front
- Open Countryside on your Doorstep
- Three First Floor Bedrooms
- Upgraded Kitchen, Work Top[s and Internal Doors
- Kitchen/Dining Room

### About the property

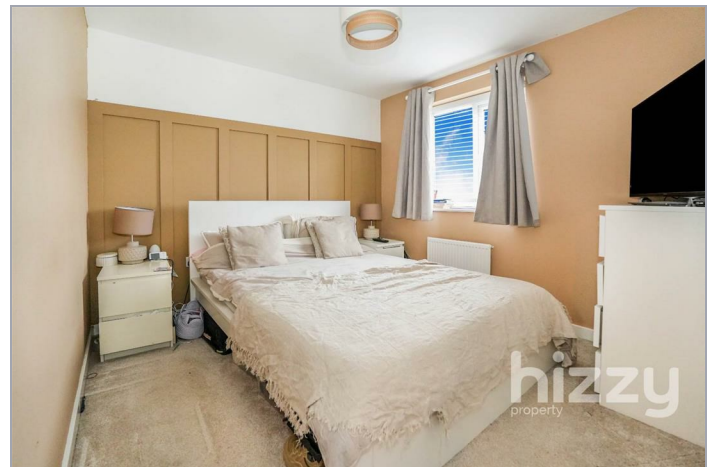
A stylish 3 bedroom semi detached home only about 3 years old and nicely situated on the edge of the development close to open countryside and local walks. The property, which benefits from the remainder of the NHBC guarantee, also includes a few upgrades such as the kitchen, work surfaces and part glazed internal doors. The living space includes a hall, WC, living room and a kitchen/dining room to the rear. Upstairs, there are three bedrooms along with a family bathroom and an en suite shower room to the main bedroom.

### Outside

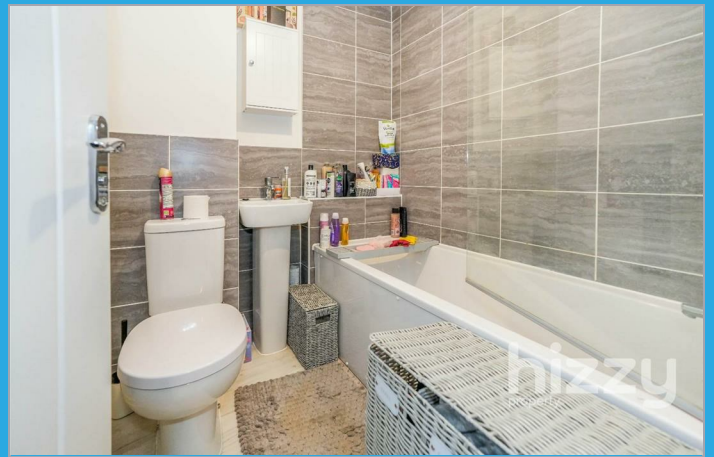
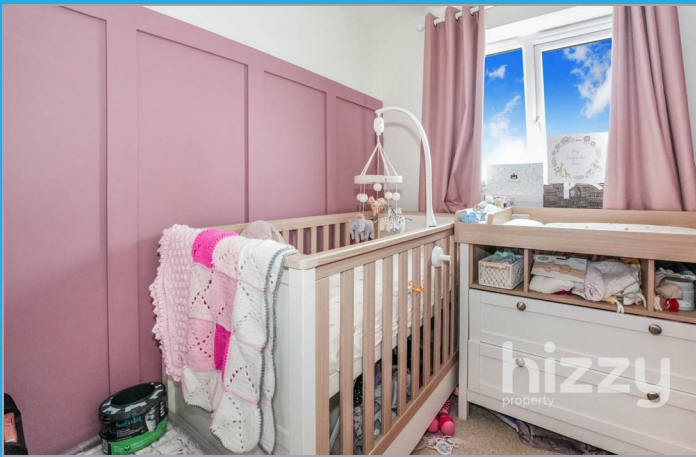
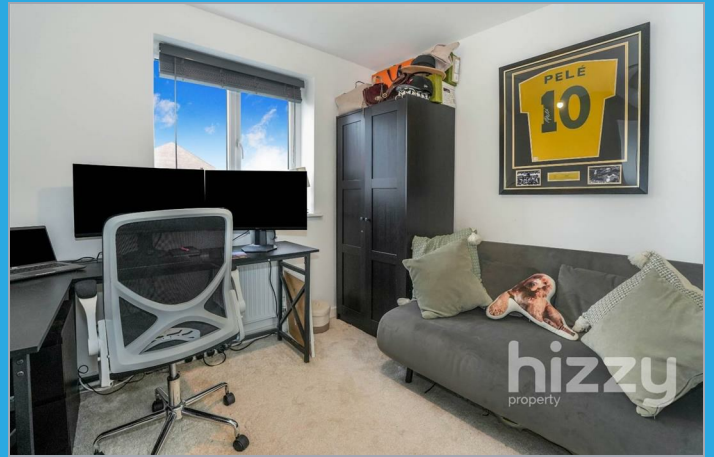
The rear garden is mainly laid to lawn and fenced on all sides and a garden shed. There is side access to the front. The property benefits from having two allocated parking spaces to the rear.

### Useful info

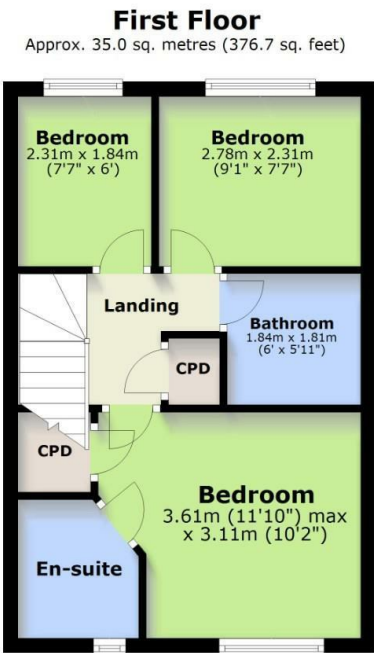
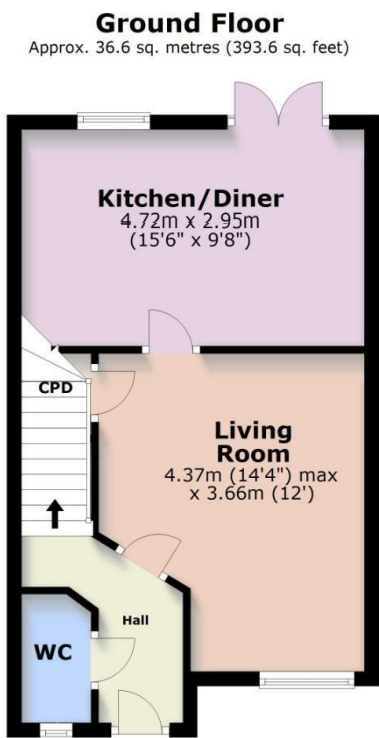
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///afford.adding.simulates](#). Broadband Download Speed up to 900 mbps and upload speed 110 mbps. Mobile Network indoor coverage likely on O2 and limited on EE, Vodafone and Three. Outdoor coverage likely on all four networks (Source Ofcom). Please note there is a management charge of approx. £170.00 per year for the communal grounds around the development







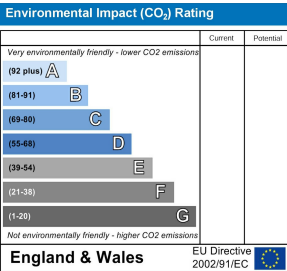
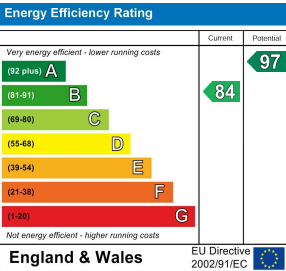
Floor Plan



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

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

EPC



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