



Canterbury Gardens, Ipswich,
£300,000

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GRACE ESTATE AGENTS are pleased to be offering this Three Bedroom, Semi Detached Home in Hadleigh. Located in a quiet Cul-De-Sac off George Street, you are within walking distance from all local amenities, Bus Routes and entertainment.

This spacious property comprises a large Entrance Hallway, Modern Fitted Kitchen, Separate Dining Room, with Patio Doors into the Garden

Roughly 10 Miles from Ipswich and Sudbury, you are within a suitable distances to the Towns. Hadleigh is a hub for lots of local amenities, supermarkets and entertainment with scenic walks and areas of Natural Beauty. There is a High School, Primary School, Doctors Surgery, Leisure Centre and many High Street Shops, Restaurants and Cafe's.

ENTRANCE HALL

Stairs up to First Floor, Large Hallway Space, Wooden Effect Flooring

LOUNGE

23'9" x 11'1" (7.26 x 3.38)

Double Glazed Front Window, Brown Carpet, Double Doors into Dining Room

DINING ROOM

15'0" x 9'1" (4.59 x 2.78)

Double Glazing, Laminate Flooring, Sliding Patio Doors into Garden, Alcove for Fridge Space

KITCHEN

10'1" x 7'10" (3.09 x 2.41)

Laminate Flooring, Space for Washing Machine, Space for Dishwasher, Space for Range Cooker, Base and Wall Units, Enamel Sink with Chrome Taps

LANDING

Neutral Carpet, Doors to Bedrooms and Bathroom, Storage Cupboard

BEDROOM ONE

10'5" x 11'8" (3.20 x 3.58)

Double Bedroom, Neutral Carpet, Double Glazing, Built-In Mirrored Wardrobes





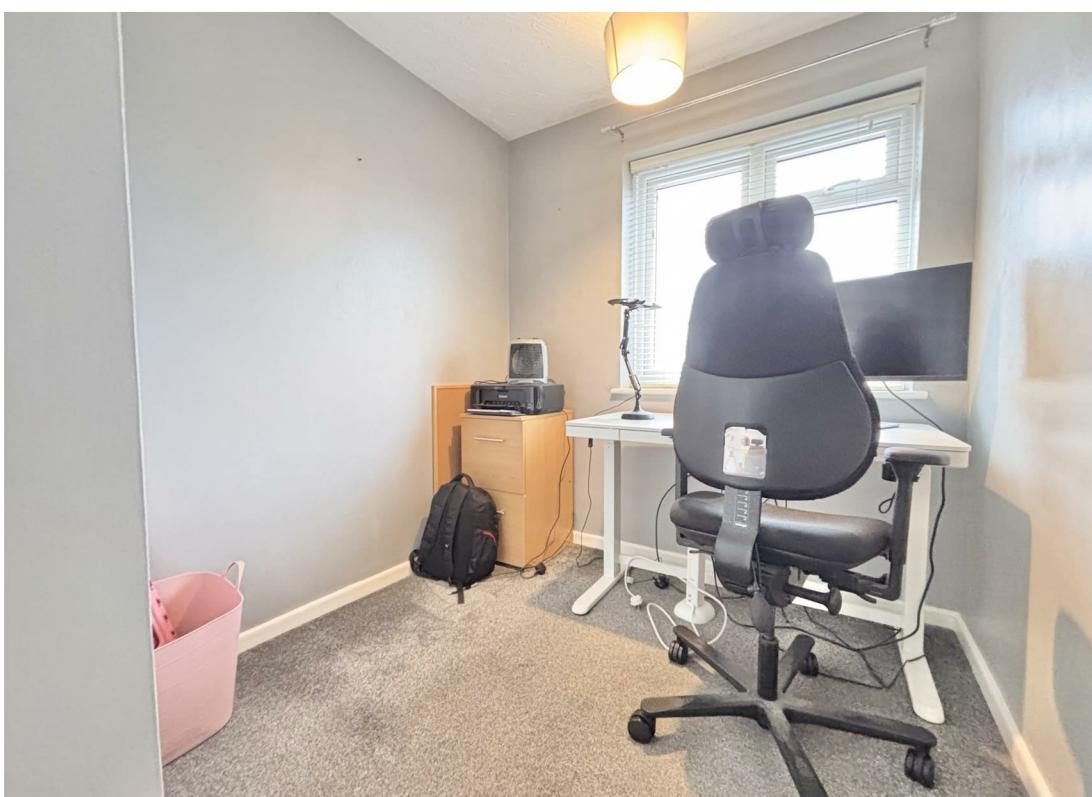
BEDROOM TWO
12'0" x 9'4" (3.67 x 2.87)
Double Bedroom, Neutral Carpet, Double Glazing, Built-In Mirrored Wardrobes



BEDROOM THREE
6'11" x 6'5" (2.11 x 1.97)
Single Bedroom, Neutral Carpet, Double Glazing



BATHROOM
7'11" x 5'7" (2.42 x 1.71)
Brand New Bathroom Suite, Fitted Bath with Shower Over, Built In Drawers/Cupboard, Ceramic Sink and Toilet, Tiled Walls and Flooring



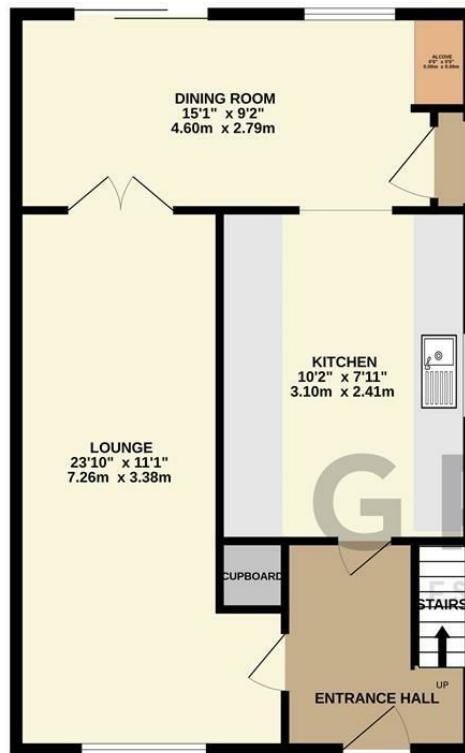
GARDEN
Laid to Patio and Lawn

GARAGE
Single Garage used as Storage

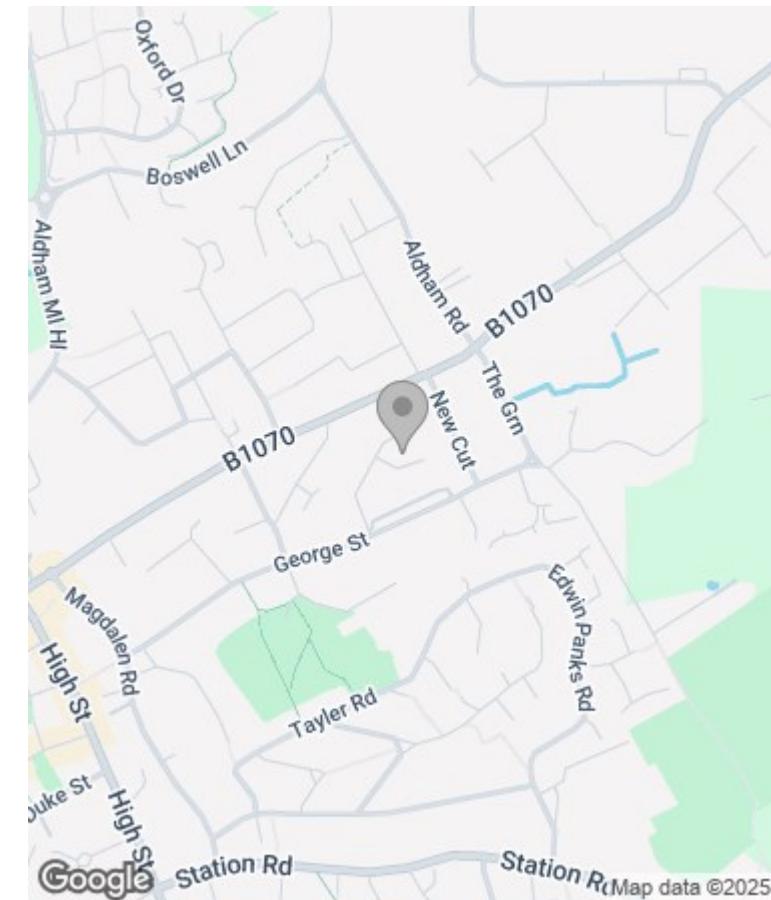
FRONT
Brick Paved Driveway, Space for Two Cars

LOCATION
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GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



THREE BEDROOM, SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1460 sq.ft. (135.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC