



# 52 ALDHAM ROAD

Hadleigh | Suffolk



Chapman Stickels

# 52 ALDHAM ROAD, HADLEIGH, SUFFOLK, IP7 6BP

A DETACHED FAMILY HOUSE QUIETLY SITUATED ON A NO THROUGH ROAD WITHIN EASY REACH OF HADLEIGH'S AMENITIES, OFFERING AMPLE OFF-ROAD PARKING AND PRIVATE GARDENS

Manningtree - 9 miles

Ipswich - 10 miles

Colchester - 13 miles

---

- Entrance hall
- Sitting room
- Family room
- Large kitchen/diner
- Cloakroom
- 4 double bedrooms
- 2 bathrooms (1 ensuite)
- Garage and outbuildings
- Mature gardens





## The Property

52 Aldham Road is an attractive detached house of 1950's origin.

The current owners, who have occupied the house for 23 years, added a well thought out extension approximately 14 years ago, creating a spacious and practical family home sitting in a generous plot with private gardens.

## Outside

Set well back from the road the property offers ample off-road parking and a garage which also has the benefit of a charging point for an electric car.

The large south - east facing rear garden is completely private with two small outbuildings providing housing for the boiler and good storage with electricity connected.

## Location

Hadleigh is a very popular historic market town situated about 10 miles from Ipswich, 9 miles from Manningtree and about 13 miles from Colchester - all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

## Services

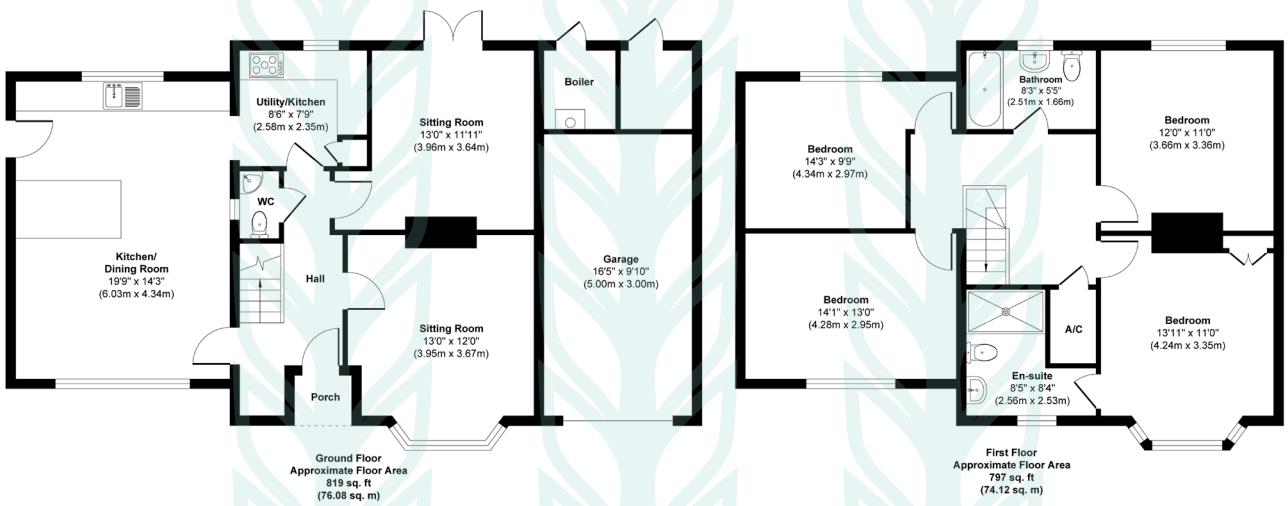
Mains gas, electricity, water, and drainage.

## Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Tax Band D

## EPC Rating

Current C(71). Potential B(82).



Approx. Gross Internal Floor Area (Excluding Garage) 1616 sq. ft / 150.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

**rightmove**

**PrimeLocation.com**

**OnTheMarket.com**

**Zoopla**

**IMPORTANT NOTICE**  
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.



Scan the QR code to visit our website

