



# HOMeward

Hadleigh | Suffolk



Chapman Stickels

# HOMeward, 71 OXFORD DRIVE, HADLEIGH, SUFFOLK, IP7 6AW

AN ATTRACTIVE 3 BEDROOM DETACHED FAMILY HOME WITHIN EASY REACH OF HADLEIGH'S MANY AMENITIES AND THE WELL-REGARDED BEAUMONT PRIMARY SCHOOL

Colchester - 13 miles / Ipswich - 10 miles / Manningtree - 9 miles

- Entrance Hall ● Kitchen/dining area ● Sitting room ● Downstairs WC ●
- 3 bedrooms ● 2 bathrooms (1 ensuite) ● Generous front garden ●
  - Off-road parking and single garage ●
- Private south-west facing landscaped rear garden ●





## The Property

Homeward has been occupied by the current owners since it was built about 16 years ago.

Whilst under their ownership the property has undergone improvements. The stylish kitchen has an oak floor and is fitted with practical Modustone surfaces and integrated appliances – cooker/hob, microwave, and fridge. The loft access has been widened and boarded to create useful storage space and the property has been fitted with new carpets throughout. The pleasant, landscaped gardens feature well established plants and trees including Wisteria, Clematis, Pear and Tamarisk and the property benefits from off-road parking and a single garage.

## 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

All mains services are connected.

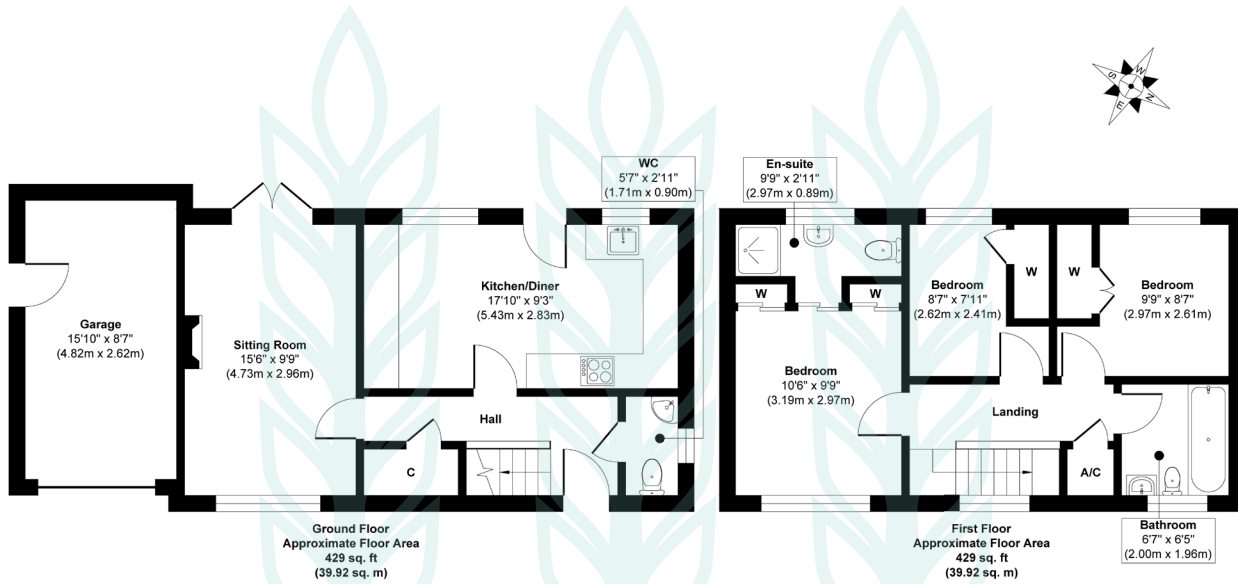
## Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band C

## EPC Rating

Current C(72), Potential B(85)

71 Oxford Drive, Hadleigh, IP7 6AW



Approx. Gross Internal Floor Area 858 sq. ft / 79.84 sq. m  
Approx. Gross Internal Garage Area 136 sq. ft / 12.62 sq. m

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



### Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

### All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Robert Chapman**  
robert@chapmanstickels.co.uk



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