



11 MANOR GARDENS

Hadleigh | Suffolk



Chapman Stickels

11 MANOR GARDENS, HADLEIGH, SUFFOLK, IP7 5FG

Ipswich – 9 miles
Manningtree – 10 miles
Colchester – 15 miles

- Kitchen / dining room • Sitting room • Two bedrooms •
- One en-suite shower room • Bathroom • Gardens •
- Off road parking • Garage •

The Property

Located some 300 yards from the centre of Hadleigh, 11 Manor Gardens forms part of a bespoke residential development built by McCarthy & Stone which is aimed at people aged over 55. Completed in 2020, the development is a mix of 29 bungalows and houses which are arranged over a wide area, giving a good sense of space throughout the site. Completed to a high standard, all the properties benefit from the remainder of a 10-year NHBC warranty.

This well-presented, detached bungalow provides pleasing and practical accommodation with a stylish modern kitchen, fully fitted with base and eye level units with worktops to include integral appliances such as an electric Bosch oven with four ring hob, a fridge freezer and plumbing for washing machine is available. The sitting room is twin aspect allowing plenty of natural light and has French doors which open onto a welcoming sun terrace to the rear.

Bedroom 1 benefits from fitted wardrobes and a spacious en-suite shower room with heated towel rail, and bedroom 2 (which is currently being used as a study) is served by the adjacent bathroom which is fitted with a heated towel rail.

The property offers a pleasant and private rear garden with a side gated access to the front where there is a further area of lawn and a single garage with electrically powered door and off road parking area.

A MODERN TWO-BEDROOM DETACHED BUNGALOW DISCREETLY POSITIONED WITHIN THIS WELL-REGARDED DEVELOPMENT TOGETHER WITH GARDEN OFF-ROAD PARKING AND GARAGE



Agents Note

1. There is an occupancy age restriction of 55 years plus.
2. A six-monthly management charge is in place to maintain and upkeep the communal areas. Full management pack available upon request.

Location

Conveniently located for all the town's amenities, Hadleigh is a popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops, as well as both Junior and Senior schools.

Services

We understand all mains services are connected.

Local Authority and Council Tax Band

Babergh District Council
Tax Band D

EPC Rating

Current B (82). Potential A (96).

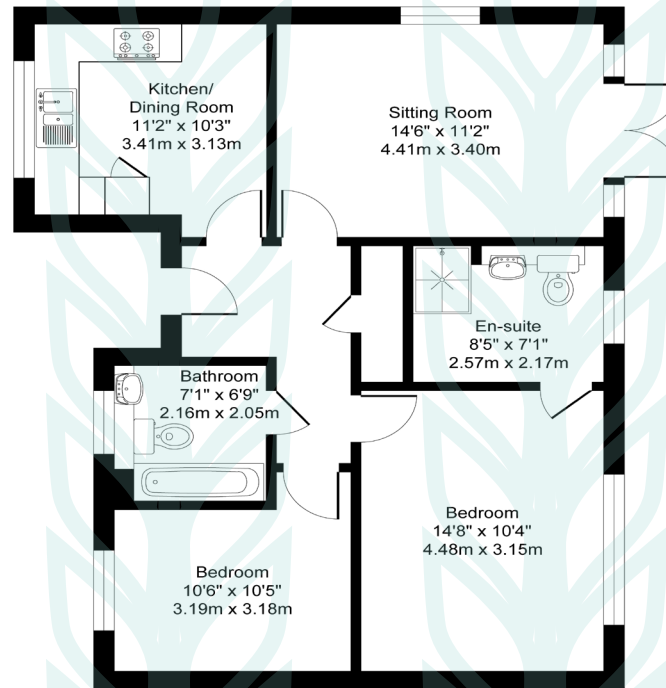


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Approximate Floor Area

Main House - 746 sq. ft / 69.29 sq. m

Garage - 225 sq. ft / 20.92 sq. m



Garage

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



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

Cleo Shiel

cleo@chapmanstickels.co.uk



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