



35 STOCKTON CLOSE

Hadleigh | Suffolk



Chapman Stickels

35 STOCKTON CLOSE, HADLEIGH, SUFFOLK, IP7 5SH

A DETACHED FAMILY HOUSE DISCREETLY POSITIONED ON THE EDGE OF A POPULAR RESIDENTIAL AREA TOGETHER WITH OFF-ROAD PARKING, A DETACHED DOUBLE GARAGE AND A SOUTH-FACING GARDEN

Ipswich - 9 miles

Manningtree - 12 miles (London Liverpool Street from 59 minutes)

Colchester - 15 miles (London Liverpool Street from 45 minutes)

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- Porch ● Hall ● Cloakroom ● Open plan sitting / dining room ● Kitchen ●
 - Conservatory ● 2 double bedrooms ● 2 Single bedrooms ● Ensuite shower room ●
 - Family bathroom ● Front and rear garden ● Double Garage ● Parking ●





The Property

35 Stockton Close is a four-bedroom house located to the end of an established cul-de-sac of similar properties, which were built in the late 1980s. The accommodation provides a practical and pleasing family layout, which includes a generously sized front sitting room with open fire.

The sitting room leads through to the adjoining dining room, with sliding doors leading onto a raised rear terrace. The kitchen has been recently modernised and is fitted on four walls, with inset induction hob, double oven and grill, and a new Glowworm gas fired boiler (installed in 2007).

To the rear of the house is the conservatory of uPVC construction, which gives access to the terrace and rear decking area.



The first floor provides two front bedrooms which includes the main bedroom, with ensuite shower room. The remaining two rear bedrooms overlook the principal garden and woodland beyond the southern boundary. Bedrooms two, three and four are served by a recently modernised family bathroom.

Outside, the property offers a front garden with ample off-road parking to one side which gives access to a detached double garage. Backing onto the wooded area, the rear garden (south) comprising a raised rear patio with an adjacent lawn and decking to one corner which is ideal for outside entertaining.

Location

Located some one mile south-east of the town centre, the property is conveniently located to the town's primary and high schools, as well as the locally popular 'old railway walk'. Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 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

We understand all mains services are connected.

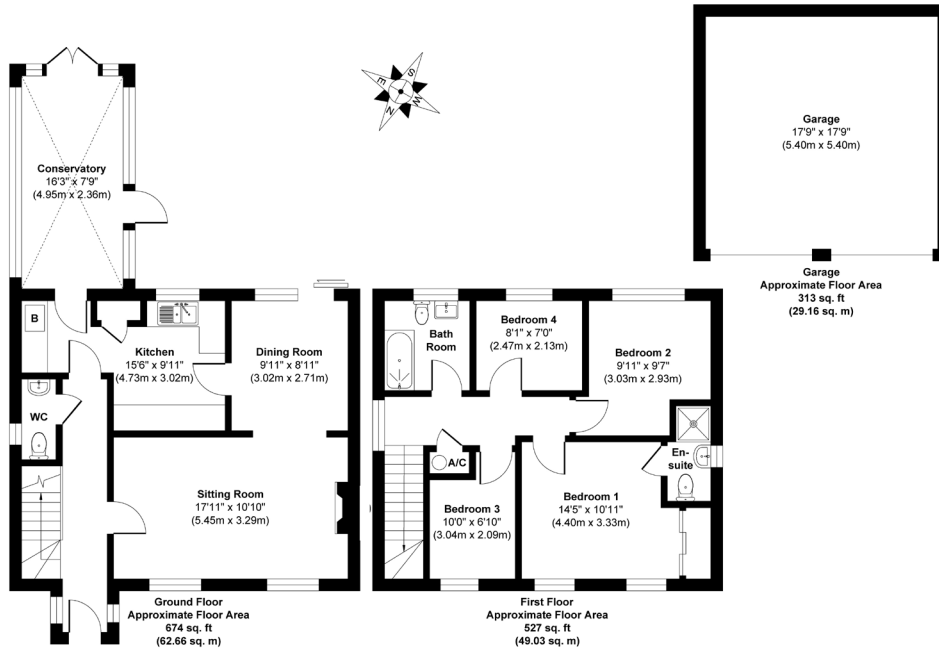
Local Authority and Council Tax
Babergh & Mid Suffolk District Council
Band D - (2023)

EPC Rating

Current B(82). Potential B(88).



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Approx. Gross Internal Floor Area 1201 sq. ft / 111.69 sq. m
Approx. Gross Internal Garage Area 313 sq. ft / 29.16 sq. m

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