



# 30 CANTERBURY GARDENS

Hadleigh | Suffolk



Chapman Stickels

# 30 CANTERBURY GARDENS HADLEIGH, SUFFOLK IP7 5BS

A SEMI-DETACHED FAMILY HOME SITUATED ON A QUIET CUL-DE-SAC WITHIN EASY REACH OF HADLEIGH'S AMENITIES, OFFERING OFF-ROAD PARKING, GARAGE AND SOUTH-FACING GARDEN

Ipswich – 9 miles

Colchester – 14 miles (London Liverpool Street from 48 minutes)

Manningtree – 9 miles (London Liverpool Street from 59 minutes)

- Entrance hall
- Cloakroom
- Sitting / dining room
- Kitchen
- Rear lobby
- Three bedrooms
- Family bathroom
- Rear garden
- Detached single garage
- Off-road parking





**The Property**  
30 Canterbury Gardens is a recently decorated three-bedroom family home situated on a quiet cul-de-sac close to the centre of Hadleigh.



The property is entered via a bright entrance hall with cloakroom and storage under the stairs. The spacious living / dining room lies adjacent, with a large window overlooking the front terrace and sliding glazed doors offering views over the rear garden. Beyond, the kitchen is comprehensively fitted with numerous base and eye level units, oven, 4-ring hob and space and plumbing for a washing machine. A rear lobby with further worktops and storage acts as a boot room and provides access to the parking area.

Upstairs a spacious landing provides access to two double bedrooms which benefit from built-in wardrobes, a further single bedroom, a modern family bathroom, airing cupboard and loft access.

Outside, 30 Canterbury Gardens is set back from the road via a terraced paved patio. There is off-road parking to the side of the property for numerous vehicles, as well as a detached single garage with electricity connected. The rear garden is mainly laid to lawn, with an area of decking and two sheds.



**Location**  
Hadleigh is a very 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 with Mid Suffolk District Council  
Band B (2026)

**EPC Rating**  
Current D(67). Potential B(86).

# 30 Canterbury Gardens, Hadleigh, IP7 5BS

Approximate Floor Area  
Main House - 877 sq. ft / 81.49 sq. m

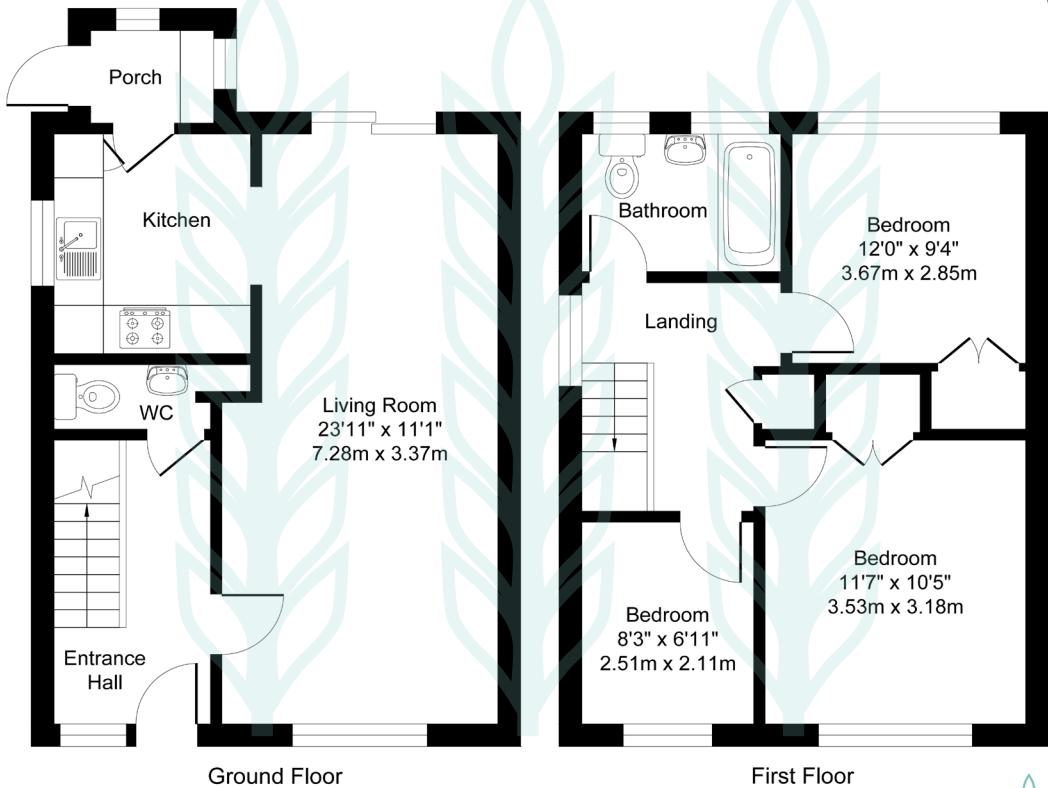


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