



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)

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- 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.

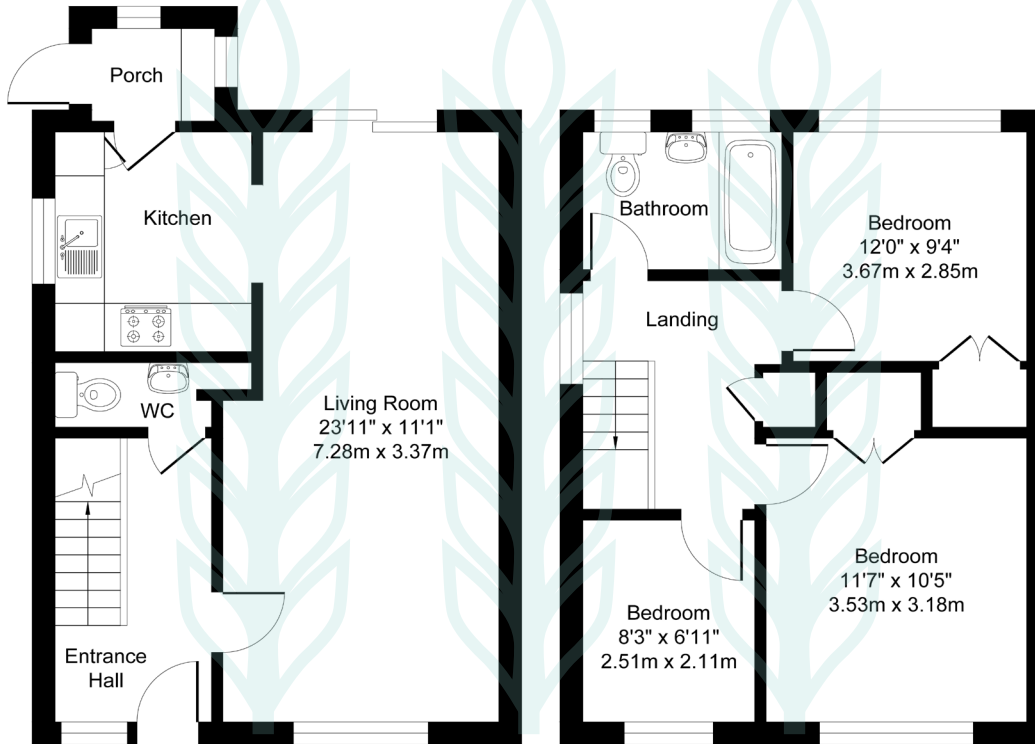
Services
We understand all mains services are connected.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council Band B (2026)

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

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



Ground Floor

First Floor

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



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