



22 BRADFIELD AVENUE

Hadleigh | Suffolk



Chapman Sticks

22 BRADFIELD AVENUE HADLEIGH, SUFFOLK IP7 5EX

A THREE BEDROOM SEMI-DETACHED HOUSE CLOSE TO THE TOWN
CENTRE WITH GARDEN AND GARAGE

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

-
- Entrance hall • Sitting room • Dining room • Kitchen • Cloakroom •
 - Three bedrooms • Family bathroom • Garden •
 - Off-road parking • Garage • Outbuilding / workshop •





Property

NO ONWARD CHAIN – 22 Bradfield Avenue is a three-bedroom semi-detached home believed to have been built circa 1947.

The ground floor accommodation is set around an entrance hall and comprises two reception rooms with the sitting room benefitting from a log burner with tiled hearth and attractive carved wooden surround, a cloakroom and a kitchen which offers various base and eye level units and includes an integrated 5 ring gas hob / electric oven.

On the first floor, a landing provides access to three good sized bedrooms and a family bathroom. Internally, the house does require modernisation and offers potential to extend subject to the correct planning permission.

Outside to the front lies an area of lawn enclosed by a natural hedge row, with a gate leading firstly to a courtyard with decking which extends out to the main garden to the rear, which is of a generous size and is divided into two parts by a double garage - this was a later addition in 2009. The property benefits from a further outbuilding / workshop and a garden shed.



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 main services are connected.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council Band B (2026)

EPC Rating

Current E (54). Potential C (79).



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Approximate Floor Area
Main House - 946 sq. ft / 87.91 sq. m
Garage - 344 sq. ft / 31.94 sq. m
Outbuilding - 47 sq. ft / 4.40 sq. m



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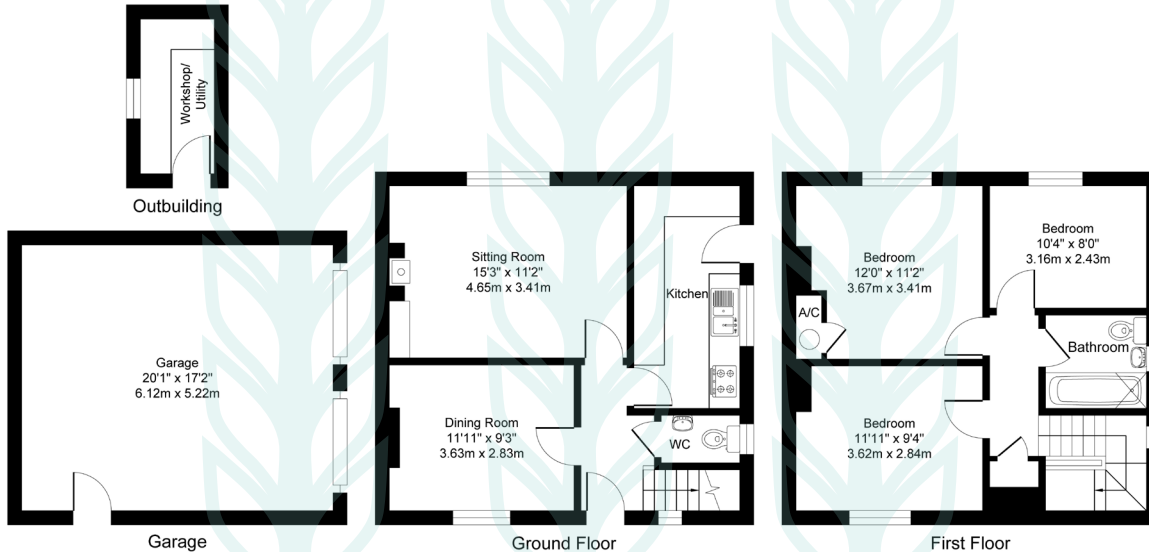


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