



# 8 ANN BEAUMONT WAY

Hadleigh | Suffolk



Chapman Stickels



# 8 ANN BEAUMONT WAY HADLEIGH, SUFFOLK IP7 6SA

A DETACHED THREE-BEDROOM HOUSE OVERLOOKING  
HADLEIGH'S WATER MEADOWS

Hadleigh Town Centre - 0.4 miles

Ipswich - 9 miles

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

- 
- Kitchen • Sitting room • Dining room • Hall with cloakroom • Landing •
  - Two double bedrooms • Single bedroom • Bathroom •
  - Front and rear gardens • Off-road parking • Single garage •





### The Property

Set on the periphery of an established residential area of similar properties, 8 Ann Beaumont Way is a three-bedroom detached house which was built in the 1970s.

Well-presented throughout, the accommodation offers an abundance of natural light via numerous double-glazed windows on all aspects. Furthermore, the property directly overlooks grazing paddocks to the south, which abuts the River Brett.

Covering in excess of 1,000sq.ft, the majority of the ground floor comprises a welcoming and spacious double reception room, where the rear sitting room and front dining room are essentially open plan. The adjacent kitchen is fitted on three walls, providing work surfaces, numerous base and eye level units with integral appliances.



The first floor provides two double bedrooms which are served by a modernised bathroom with corner shower.

Outside, the house is set well back in its plot, forming the main front garden which consist of an area of lawn with patio.

A driveway to one side provides ample off-road parking, which leads to a single garage.

The property is conveniently located to the town centre, which is only 0.2 miles away.

### Location

Ann Beaumont Way which is located just 0.4 miles north of Hadleigh town centre and is therefore in easy reach of the town centre. 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.

### EPC Rating

Current D (64), Potential B (82).

### Local Authority and Council Tax

Babergh & Mid Suffolk District Council  
Band D (2025/26)





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Approximate Floor Area

Main House - 1011 sq. ft / 94.01 sq. m

Garage - 135 sq. ft / 12.57 sq. m



## Chapman Stickels

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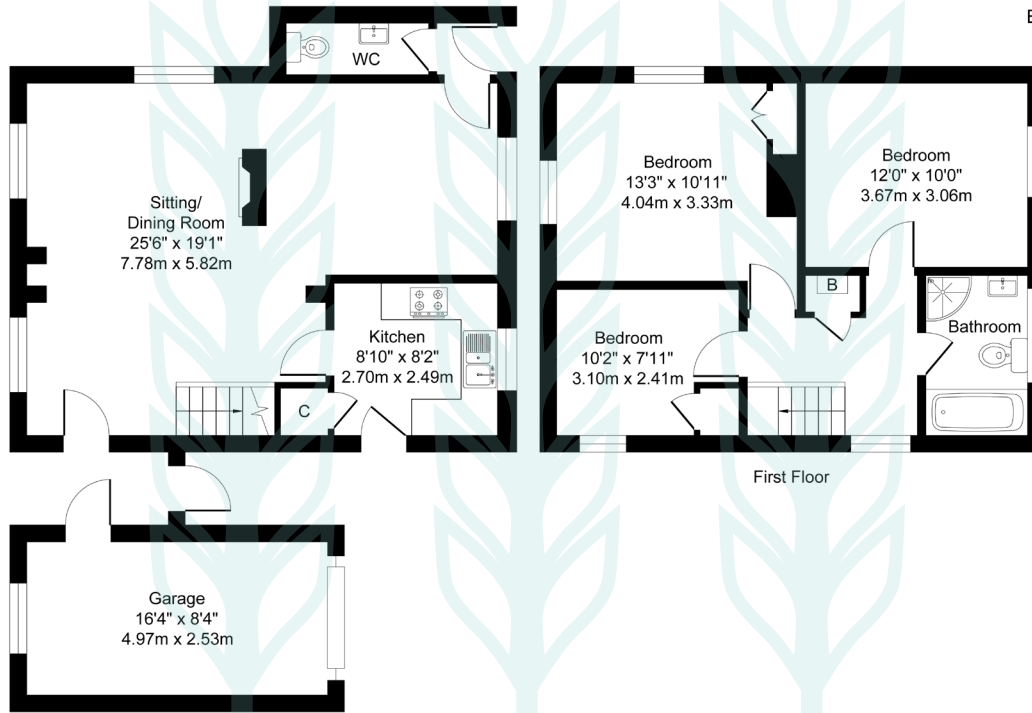
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Ground Floor

First Floor

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