



21 COTTESFORD CLOSE

Hadleigh



Suffolk



Chapman Sticks

21 COTTESFORD CLOSE, HADLEIGH, SUFFOLK, IP7 5JA

A SEMI-DETACHED FAMILY HOME QUIETLY SITUATED ON A
NO THROUGH ROAD WITHIN EASY REACH OF HADLEIGH'S AMENITIES,
OFFERING OFF ROAD PARKING WITH GARAGE AND GARDENS

Ipswich – 9 miles

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

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

- Entrance hall • Sitting room / dining room / kitchen • Three bedrooms •
- Family bathroom • Gardens • Garage • Off-road parking •





The Property

21 Cottesford Close is a three-bedroom semi-detached family home situated on a quiet no through road.

The property is entered via a bright entrance hall, which leads into a spacious open plan sitting room / dining room / kitchen. A large window to the front allows the room to fill with an abundance of natural light. Glazed doors to the dining room allow direct access onto the rear garden. The kitchen is fitted with a range of base and eye level units and worktops, plumbing for a washing machine, integrated appliances include Zanussi electric hob and oven, dishwasher and fridge / freezer.



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 to the rear, the fully enclosed garden is mainly laid to lawn with a sun terrace. To the front of the property there is off-road parking and single garage.

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.

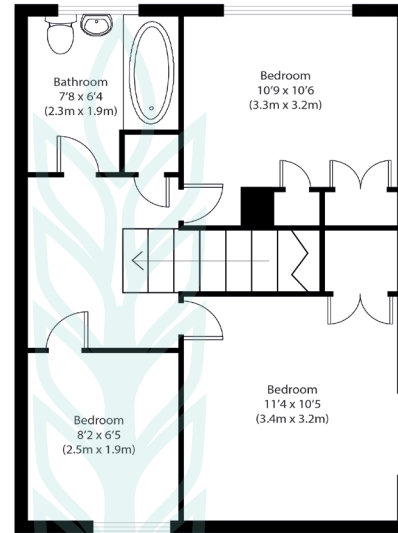
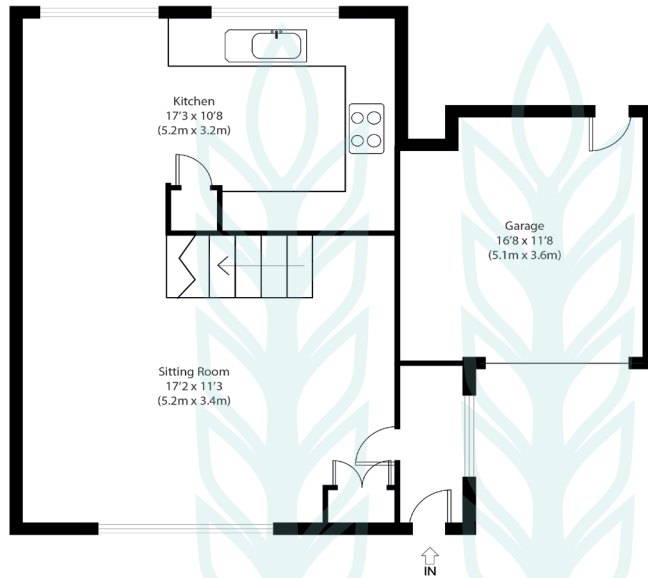
Services

We understand all mains services are connected.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band C

EPC Rating
Current C(73). Potential B(86).





Approximate Gross Internal Area
1120 sq ft (104 sq m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.photobaugroup.co.uk



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