



32 CLOPTON GARDENS

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5JG



A beautifully presented two bedroom semi-detached bungalow with a detached single garage, off road parking and good size rear garden.

As you enter the property there is a spacious doorway with doors to the kitchen, sitting room, two bedrooms and the bathroom. There is also access to the roof space and a built-in shelved cupboard. The kitchen has a window to the front and is fitted with a range of modern units and comprises a one bowl stainless steel sink inset into a range of wooden worksurfaces, Rangemaster integrated oven with four burner gas hob and extractor over, space for washing machine, space for undercounter fridge, gas fired boiler, spotlighting, part tiled walls, radiator and a door leading out to the rear garden.

The sitting room has a large window to the front providing a light and airy feel to the room. There is a gas flame effect fireplace with a timber mantle, wall light points, radiator and spotlighting.

Bedroom one, which is a very good size has a large window to the rear overlooking the garden, boarded flooring, radiator and spotlighting. The second bedroom also has a window to the rear, radiator and spotlighting.

The bathroom has a window to the side and a white suite comprising a vanity unit incorporating a low level wc and wash basin, shower enclosure, towel radiator, mirror and a range of cupboards and drawers.

Outside, to the front there is a large area of lawn with a pathway leading to the front door and a paved driveway leading to a garage.



with an up and over door, personal door to the rear and with light and power connected. There is a side gate leading to the private rear gardens, which are laid mainly to lawn with some mature trees and shrubs and bounded by panelled fencing.

Kitchen - 8ft 5ins x 8ft 5ins
Sitting Room - 13ft 5ins x 11ft 4ins
Bedroom 1 - 14ft 9ins x 9ft 10ins
Bedroom 2 - 9ft 11ins x 9ft 1ins

Guide Price £300,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: B





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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		